

**565 Edinburgh Road W  
Lethbridge, Alberta**

**MLS # A2242232**



**\$689,900**

|                    |                                                                    |               |                   |
|--------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b>   | West Highlands                                                     |               |                   |
| <b>Type:</b>       | Residential/House                                                  |               |                   |
| <b>Style:</b>      | Bungalow                                                           |               |                   |
| <b>Size:</b>       | 1,403 sq.ft.                                                       | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>       | 4                                                                  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>     | Double Garage Attached, Driveway                                   |               |                   |
| <b>Lot Size:</b>   | 0.13 Acre                                                          |               |                   |
| <b>Lot Feat:</b>   | Back Yard, Backs on to Park/Green Space, Lake, Landscaped, Private |               |                   |
| <b>Heating:</b>    | Forced Air, Natural Gas                                            |               |                   |
| <b>Floors:</b>     | Carpet, Hardwood                                                   |               |                   |
| <b>Roof:</b>       | Asphalt Shingle                                                    |               |                   |
| <b>Basement:</b>   | Finished, Full                                                     |               |                   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                           |               |                   |
| <b>Foundation:</b> | Poured Concrete                                                    |               |                   |
| <b>Features:</b>   | See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)        |               |                   |
| <b>Water:</b>      | -                                                                  |               |                   |
| <b>Sewer:</b>      | -                                                                  |               |                   |
| <b>Condo Fee:</b>  | -                                                                  |               |                   |
| <b>LLD:</b>        | -                                                                  |               |                   |
| <b>Zoning:</b>     | R-L                                                                |               |                   |
| <b>Utilities:</b>  | -                                                                  |               |                   |

**Inclusions:** N/A

Custom built, one owner bungalow with walk out basement backing onto West Highlands Park with a great view of the park's water fountain and bridge. Family home with close proximity to a small children's playground, schools and covered kiosk area ideal for picnics. This 1403 square home features hardwood floors, both a gas and electric fireplace, main floor laundry, and lots of south facing windows to enjoy the view of the park. The main floor has an open floor concept with two bedrooms. The basement is fully finished with a large family room and two bedrooms, one with a walk in closet. Both upper and lower decks are covered with natural gas connections. There is plenty of parking with and oversized two car garage. Outdoors, enjoy a unique low-maintenance oriental design front and backyard. This home shows true pride of ownership!