

\$460,000 - 485 Edinburgh Road W, Lethbridge

MLS® #A2238156

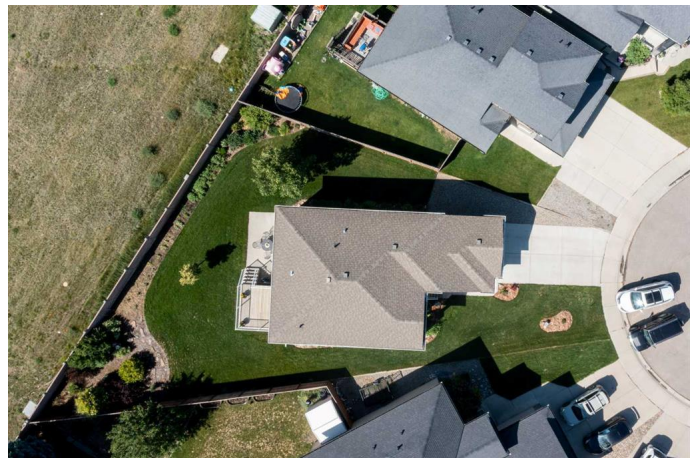
\$460,000

3 Bedroom, 3.00 Bathroom, 1,006 sqft

Residential on 0.18 Acres

West Highlands, Lethbridge, Alberta

This immaculate, CUSTOM BUILT one owner home is in MINT condition and has all the wonderful features you could ask for! Situated on a 7600+ sf, beautifully landscaped PIE SHAPED LOT, your outdoor space is a dream! Enjoy your SUN FILLED back yard in the AM on either the top deck or lower patio or in the afternoon, lounge on the secluded COVERED FRONT PORCH to wind up your day. The main floor flows seamlessly from the BRIGHT, CHEERY kitchen with additional pantry space and stainless steel appliances, to your OPEN living & dining space, to the spacious primary bedroom with WALK-IN CLOSET and 3 piece ENSUITE, plus another good sized bedroom. Entertain with ease in the open lower level featuring a WET BAR and seating room for all the game fans. Another bright bedroom, a 4 piece bathroom, fully finished laundry room plus additional storage rounds out the basement. The SUPER SINGLE attached GARAGE (plumbed with GAS LINE FOR HEAT) has high ceilings and lots of opportunity to add more storage space up top. Other great features include amazing natural light throughout, a BRAND NEW 50 gallon hot water tank, UNDERGROUND SPRINKLERS and central A/C. If you need more reasons to love this home, the neighbourhood is awesome, there are no neighbours behind you and you are just steps away from West Highlands Park, walking/bike paths and lake! PRIDE of ownership is evident everywhere you look and this is an amazing



opportunity for someone looking for a move in ready home!

Built in 2011

Essential Information

MLS® #	A2238156
Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,006
Acres	0.18
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	485 Edinburgh Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5A8

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	MY LIFE REALTY
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