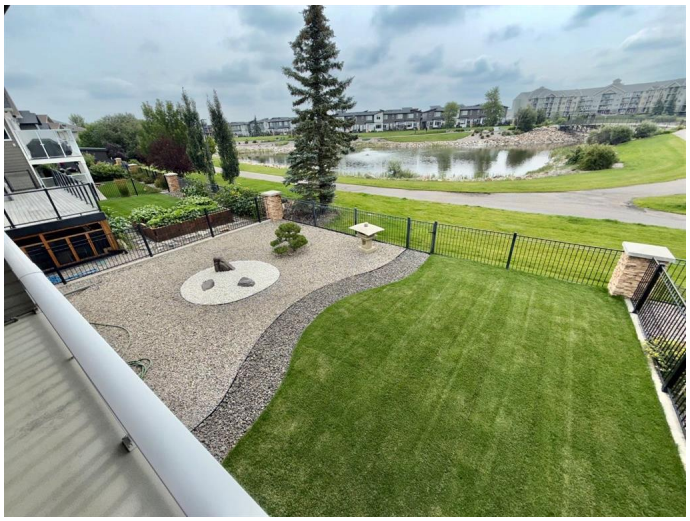
$689,900 - 565 Edinburgh Road W, Lethbridge

MLS® #A2242232

$689,900
4 Bedroom, 3.00 Bathroom, 1,403 sqft
Residential on 0.13 Acres

West Highlands, Lethbridge, Alberta



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!

Built in 2006

Essential Information

MLS® #	A2242232
Price	$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.13
Year Built	2006

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	565 Edinburgh Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Private, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025

Days on Market	18
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE

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