

# \$509,000 - 27 Erminerun Place N, Lethbridge

MLS® #A2260331

## \$509,000

2 Bedroom, 3.00 Bathroom, 1,797 sqft

Residential on 0.14 Acres

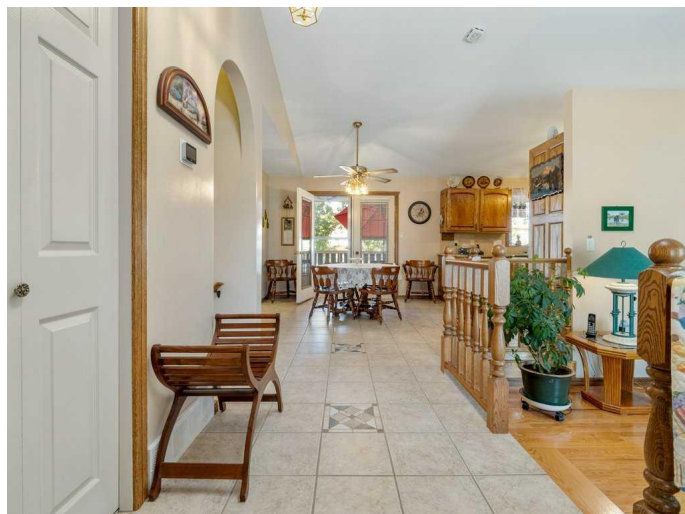
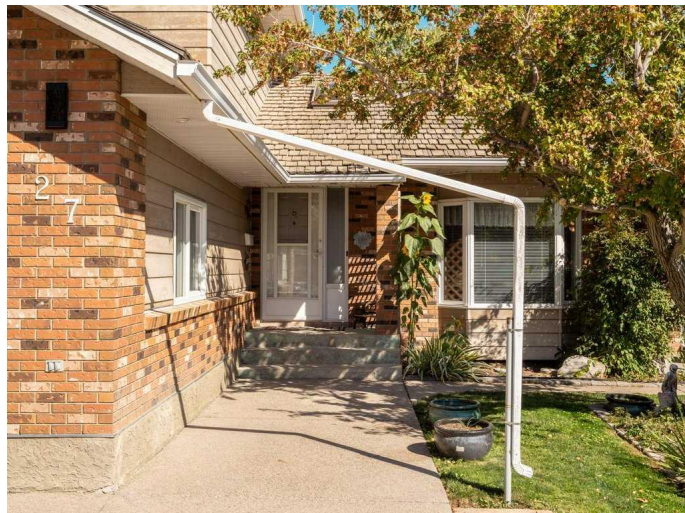
Uplands, Lethbridge, Alberta

Almost 1,800 square feet! A solid built, one owner home. This well cared for house sits in a cul-de-sac and backs onto green space. Main level has living room, family room, laundry room, a full bathroom, kitchen and dining room. Most of your daily activity all on one level. Upstairs is 2 bedrooms, 1 full and 1 half bathrooms, plus a bonus room. A full unfinished basement is waiting for you to finish the way you want it. Basement also has a roughed in bathroom. 2 hot water tanks and a newer furnace. Furnace is about 3 years old. Central vac, newer windows upstairs, 2 car heated attached garage. Back yard has covered deck, patio with gas bbq line, garden space, 2 sheds, mature trees, and a fire pit. Yard is fenced with access to green space. Masonite and brick siding. This property has wood floors, granite countertops, solid wood cabinetry, fireplace and so much more! Call your realtor today! Come and see!

Built in 1986

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260331  |
| Price          | \$509,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,797     |



|            |                   |
|------------|-------------------|
| Acres      | 0.14              |
| Year Built | 1986              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 27 Erminerun Place N |
| Subdivision | Uplands              |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1H 5X6              |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                             |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage |
| # of Garages   | 2                                                                             |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Chandelier, French Door |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Freezer                         |
| Heating           | Forced Air, Electric, Fireplace(s)                                                                                           |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas, Mantle, Brick Facing                                                                                                    |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full                                                                                                                         |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Rain Gutters, Fire Pit, Garden                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Treed, Garden |
| Roof              | Cedar Shake                                                                                                |

|              |                 |
|--------------|-----------------|
| Construction | Brick, Masonite |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 40                   |
| Zoning         | R-L                  |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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