

# \$450,000 - 44 Erminedale Bay N, Lethbridge

MLS® #A2247208

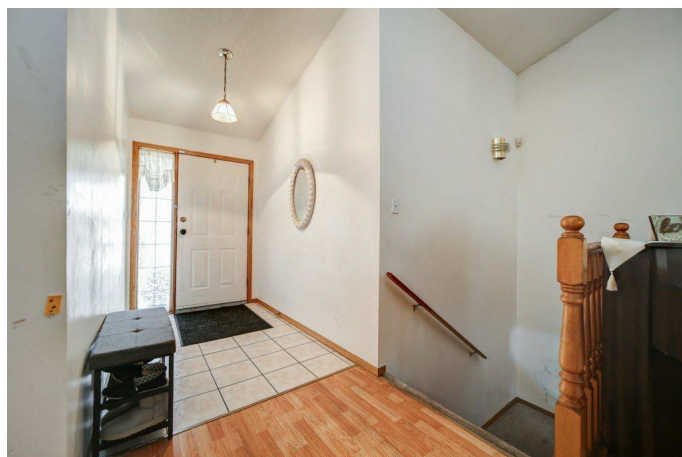
**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.23 Acres

Uplands, Lethbridge, Alberta

Loved by the same family for many years, this inviting 5-bedroom (3 up, 2 down), 3-bathroom home is ready for its next chapter. Nestled on an almost quarter-acre private lot, it offers the perfect blend of comfort, function, and room to grow. Step inside to a sprawling open-concept layout with vaulted ceilings that create an airy, light-filled atmosphere. The main floor boasts a spacious living and dining area, a dedicated office for working from home, main floor laundry, and a kitchen designed for gathering. Downstairs, youâ€™ll find a huge recreation/family room, a basement den, and even a cold storage roomâ€”ideal for hobbies, games, or entertaining. This home has been thoughtfully updated where it counts, with a newer roof (est. 2021), furnace (2024), hot water on demand (2024), and central A/C (est. 2017). Itâ€™s move-in ready for your familyâ€™s needs, with plenty of opportunity to add your own cosmetic touches and make it truly yours. If youâ€™ve been searching for a spacious home on a large private lot, this is your chance. Come see the possibilitiesâ€”contact your favourite REALTOR® to book your showing today!



Built in 1992

## Essential Information

MLS® # A2247208

Price \$450,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,747
Acres	0.23
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Erminedale Bay N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6E9

### **Amenities**

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

### **Interior**

Interior Features	No Smoking Home, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Instant Hot Water
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 11th, 2025
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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