

# \$550,000 - 14 Mt Brazeau Road W, Lethbridge

MLS® #A2226372

**\$550,000**

6 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.21 Acres

Mountain Heights, Lethbridge, Alberta

Mt Brazeau - the quiet street in Mountain Heights that offers a spacious home, private backyard and 6 bedrooms! This home has some incredible upgrades such as the 50 year impact resistant shingles, mature garden area and enclosed sun room. The main floor is all about entertaining - a bright living room to seamless eat-in kitchen with plentiful counter space. There are 3 bedrooms upstairs, including the primary suite that offers a walk-in closet and 3 piece ensuite and a 4 piece shared bathroom. The lower level has the family room complete with wood burning fireplace, fourth bedroom, laundry room and 3 piece bathroom. Heading to the basement there are the final 2 bedrooms (one of which is HUGE!) and utility room. The backyard is your oasis for the summer - with patio, spacious garden, sheds, low maintenance metal fencing and more. We cannot forget to mention the very spacious over sized garage. This home will not disappoint!

Built in 1992

## Essential Information

MLS® #	A2226372
Price	\$550,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,339



Acres	0.21
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	14 Mt Brazeau Road W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6L6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Storage, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Other
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Garden
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
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