

\$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, Laminate Counters, Storage
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, Garden, Landscaped, Lawn
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	15
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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