



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**362 Lettice Perry Road N
Lethbridge, Alberta**

MLS # A2230476



\$486,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Legacy Ridge / Hardieville | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,241 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-SL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Smoking Home, Pantry | | |

Inclusions: Refrigerator, Stove, OTR Microwave, Dishwasher, Washer/Dryer (as is), Underground Sprinklers, A/C, Blinds, Garage Refrigerator, Garage Shelving, Gazebo

Welcome to this beautifully maintained 4-level split in Legacy Ridge. Offering a functional layout with thoughtful updates, this home is perfect for families or anyone needing extra space. With recent improvements like new flooring and granite kitchen counters, it's move-in ready! Step inside and be greeted by an inviting main floor filled with natural light. The spacious living and dining areas flow seamlessly into the U-shaped kitchen featuring a handy pantry, and lots of counter space perfect for everyday living. Upstairs, you'll find 3 generous bedrooms and two full bathrooms, including a primary suite with a walk-in closet and private en-suite. The third level is a standout feature, boasting a bright walkout to the backyard, complete with a cozy gas fireplace, full bathroom, laundry room, and the fourth bedroom, perfect for guests or a home office setup. The unfinished fourth level offers incredible potential, use it as a media room, playroom, or even a fifth bedroom and additional family space. Outside, the private backyard is your summer oasis with a gazebo and underground sprinklers set in a beautifully landscaped yard. Plus, there's RV parking with convenient alley access as the alleys come to a 'T' right in front of the parking pad. The 24'x24' garage is fully wired with 220 amp service and a gas line is in the ground ready for a future heater. Don't miss your chance to own this move-in ready home with tons of storage and room to grow. Message you favourite REALTOR® to view today!