



GRASSROOTS
REALTY GROUP

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**49 Dorothy Gentleman Crescent N
Lethbridge, Alberta**

MLS # A2231668



\$355,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	913 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Welcome to 49 Dorothy Gentleman Cres N in Lethbridge! This bi-level half duplex is in a great neighbourhood with all the amenities you need. The main level is nice and open with a kitchen, dining room, and living room. There's also two bedrooms on this level along with a 4pc bathroom. The lower level is a walkout basement with a massive family room that will be perfect for family movie night. Another two bedrooms and 4pc bathroom is on this level as well. The laundry/utility room can be found directly in front of the stairs. Moving outside, you have your own private yard with a great patio and a pergola. This one won't last long — contact your favourite REALTOR® today!