



GRASSROOTS
REALTY GROUP

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**563 Margaret Sutherland Crescent Avenue N
Lethbridge, Alberta**

MLS # A2232051



\$385,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	878 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: None

Welcome to 536 Margaret Sutherland Crescent, this half duplex is located in a quiet and very accessible neighborhood in the North. On the main floor you will find the living room, a modern kitchen with an island, dining area, 2 spacious bedrooms, a 4pc bathroom and the balcony. Downstairs, there are 2 additional bedroom, a laundry room, 4 pcs bathroom and a family room with a walk out. (can easily be turned into a suite). Close to Legacy Ridge, Legacy Park, St Teresa of Calcutta School, Gasoline station, Convenience stores and Walmart North. This gem wont last long. Call your favorite REALTOR® today to schedule a viewing.