



GRASSROOTS
REALTY GROUP

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**320 Thyrsa Burkitt Link N
Lethbridge, Alberta**

MLS # A2242744



\$539,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,493 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, dishwasher, OTR microwave, A/C

Beautiful 4 bedroom bi-level backing onto park in Legacy Ridge. As you enter the foyer you are greeted with vaulted ceilings and towering windows. This home has custom stack stone feature wall from the main floor to the basement. Features of this home are new flooring, freshly painted, underground sprinklers, central air, fireplace in basement. Nice large master bedroom with private ensuite what that hosts a jetted tub 4' shower and double sinks. A large walk in closet completes the master retreat. 2 more good size bedrooms on the 2nd floor with a full bath. The basement has a gas fireplace and built in bar with room for a pool table and sitting area. There is a large finished laundry room and a 4th bedroom. The outdoor space is great with a front veranda and a large deck in the back overlooking the park surrounded by mature trees. Also you will find a enclosed dog run off the back deck.