



GRASSROOTS
REALTY GROUP

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**656 Florence Ho Leong Crescent N
Lethbridge, Alberta**

MLS # A2245409



\$599,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,279 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, RV Access/Parking, RV Gated, See P		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: See Remarks

Meticulously Maintained Walk-Out Bungalow with Detached Shop in Quiet Cul-de-Sac! Welcome to this beautifully maintained walk-out bungalow, offering the perfect blend of functionality, comfort, and style. Located just around the corner from St. Teresa of Calcutta Elementary School, this home is tucked away in a peaceful cul-de-sac and loaded with thoughtful upgrades. Step onto the charming, covered front veranda and into a bright, airy interior filled with natural light, soaring ceilings, and an inviting open-concept layout. Recent updates over the past two years include new interior paint, modern vinyl plank flooring, updated lighting, a renovated ensuite, a newer A/C unit, and more. Enjoy the convenience of main floor laundry, complete with a pull-down drying rack, making single-level living a breeze. The spacious dining area opens to an elevated back deck, perfect for relaxing while overlooking your expansive 91-ft wide backyard—featuring mature blueberry, saskatoon, and raspberry bushes and backing onto a paved lane and school greenspace for added privacy and space. Downstairs, the fully finished walk-out basement offers two large bedrooms, a spacious family room, a full bath, and direct access to a lower patio—ideal for accommodating guests or extended family. The standout feature? A second detached garage/shop, complete with RV parking beside it. This L-shaped building includes a 24' x 16.5' garage area and an 11' x 12.5' workshop with 10'8" ceiling height, perfect for tackling projects, hobbies, or additional storage. This rare property checks all the boxes—updated, well cared for, and move-in ready. Don't miss the opportunity to own this exceptional home. Schedule your private showing with your preferred REALTOR® today!

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