



GRASSROOTS
REALTY GROUP

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

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

MLS # A2246341



\$379,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,003 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	On Street, Parking Pad		
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	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings

Welcome to 262 Lettice Perry Road N! A Charming Bi-level located in the desirable community of Legacy Ridge! This well-maintained property features two spacious bedrooms, including a primary suite complete with 3-piece ensuite and walk-in closet. The bright and open main floor offers great flow and functionality, while the unfinished basement provides endless potential to create the space of your dreams. Outside, you'll find a fully fenced backyard, perfect for pets, kids, or entertaining. Ideally situated just steps from beautiful parks, walking paths, and an elementary school, this home offers both comfort and convenience. Don't miss this fantastic opportunity, Contact your favourite REALTOR® today!