



GRASSROOTS
REALTY GROUP

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**578 Margaret Sutherland Crescent N
Lethbridge, Alberta**

MLS # A2246524



\$439,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	903 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Slab	Utilities:	-
Features:	Skylight(s)		

Inclusions: Microwave as is

Welcome to 578 Margaret Sutherland Crescent N, a fully finished, move-in-ready bungalow located in the highly desirable and family-friendly community of Legacy Ridge in North Lethbridge. Ideal for first-time buyers, young families, or those seeking low-maintenance living, this charming home features 3 bedrooms, 2 full bathrooms, and a bright, open-concept layout that makes excellent use of space. The main floor offers a naturally lit living area, functional kitchen, and dedicated dining space, while the fully developed basement provides a second full bath and versatile living area perfect for a family room, guest space, home office, or playroom. Comfort is key with central A/C and never ending hot water the on-demand system. Outside, a double detached garage offers added convenience and value. Surrounded by scenic coulee views, walking and biking trails, and nearby parks and playgrounds. Blocks from your doorstep is Legacy Park—Lethbridge’s premiere outdoor recreation space—featuring a spray park, multiple playgrounds, a skating rink, picnic areas, an outdoor spray park and vast open fields for community events and year-round outdoor fun. Whether you're enjoying a quick family outing, hosting a BBQ, or getting active, having Legacy Park steps away is a major lifestyle advantage. Legacy Ridge is a thoughtfully planned neighbourhood with schools, green spaces, and amenities all within reach. Quick access to major roads, shopping, and daily essentials adds to the lifestyle appeal while maintaining a quiet, residential charm. This well-maintained property offers the perfect blend of comfort, location, and affordability—Reach out to your favourite REALTOR® today and experience everything 578 Margaret Sutherland Crescent N and Legacy Ridge have to offer!

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