



GRASSROOTS
REALTY GROUP

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

MLS # A2246564



\$500,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Underground Sprinklers		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Features: Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings, a/c unit, shelves in living room, central vac and attachments, bar in basement, TV mount, u/g sprinklers, garage door opener and control, shelf in garage

A perfect bungalow in Legacy Ridge with all the things a family needs! This home has 4 bedrooms, 3 bathrooms, open concept main floor, kitchen granite counters, vaulted ceilings, double-wide skylight, stainless steel appliances, gas fireplace in the living room and dinning nook which opens to partial covered deck. The master bedroom has a 3-piece en-suite with a walk-in shower, a 4-piece main floor bath and a main floor laundry room. The basement is fully developed with 2 more large bedrooms, one with walk-in closet another 4-piece bathroom and an inviting family room. Outside is a well manicured yard with under ground sprinklers (front & back), gas line to BBQ, and a 22x24 double garage with interior finished. Even a picket fence on the front of the property! All this just steps away from the 73 acres Legacy Regional Park.