



GRASSROOTS
REALTY GROUP

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

MLS # A2246715



\$430,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	907 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Range hood, Washer/dryer combo, garage door opener and Remote(s), A/C unit, window coverings, Hot Tub (As is), Wood Shed

Welcome to Legacy Ridge! This charming 907 sq ft bi-level offers the perfect blend of comfort, convenience, and updates. Featuring 4 bedrooms and 2 bathrooms, this home has been thoughtfully refreshed with fresh paint throughout, new vinyl plank flooring in the basement, and a new roof installed just last year. The kitchen includes a brand-new dishwasher, making it ready for your culinary adventures. The fully finished walkout basement provides direct access to your backyard, where you can relax by the peaceful koi pond or entertain on your covered deck above. A double attached garage (22' x 20'6") offers plenty of space for parking and storage. You'll love the unbeatable location—just a 2-minute walk to Legacy Park and St. Teresa of Calcutta Elementary School, plus only minutes from Alexander Wilderness Park and Pavan Park for hiking, biking, and outdoor adventures. With its ideal setting in one of North Lethbridge's most sought-after communities, this move-in-ready home is ready for its next chapter.