



**6, 213 Lettice Perry Road N  
Lethbridge, Alberta**

**MLS # A2251189**



**\$369,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 236
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** NA

Welcome to this beautifully designed 3-bedroom, 2-bathroom upper-level condo offering over 1,400 sq. ft. of comfortable living space. The open-concept floor plan features a well-appointed kitchen with pantry and island, seamlessly flowing into the dining and living areas with upgraded laminate flooring. Step out onto the covered deck, perfect for summer barbecues or relaxing evenings. The primary suite includes a walk-in closet, large windows, and a private 4-piece ensuite. A second large bedroom with direct access to the main bath creates a "dual master" feel, while the third bedroom offers flexibility for a guest room, home office, or hobby space. Additional highlights include in-suite laundry, a utility/storage room, single garage, central air conditioning, and central vacuum. All major appliances are included, making this home truly move-in ready. This unit combines space, style, and convenience — schedule your private showing today!