



GRASSROOTS
REALTY GROUP

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**122 Mildred Dobbs Boulevard N
Lethbridge, Alberta**

MLS # A2252726



\$479,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,211 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, OTR Microwave, dishwasher, washer, dryer, garage door opener + control, U/G Sprinklers. Central A/C(as is).

Welcome to Your Soroka-Built Dream Home This one-owner home, crafted by Soroka Homes, offers the perfect blend of comfort, quality, and location. With 4 spacious bedrooms, 3 bathrooms**, and a double attached garage off the paved lane, this property is ideal for families who want style and functionality in one package. Step inside and you'll love the modern color palette that flows throughout, highlighted by a cozy fireplace in the living room, perfect for gathering with friends and family. The kitchen comes fully equipped with a complete appliance package, so you can move right in and start living. Recent upgrades add peace of mind, including a new roof in 2023. Outdoors, the home boasts unobstructed views of the park across the street, a rare and beautiful find. You'll also enjoy direct access to walking and biking paths, plus schools, shopping, and everyday conveniences all within walking distance. Located in one of Lethbridge's most desired neighborhoods, this home combines timeless construction with a lifestyle that's hard to beat. ? Features at a Glance * Soroka Homes quality build – one owner * 4 bedrooms, 3 bathrooms * Double attached garage (rear lane access, paved) * Living room fireplace * Modern interior finishes & full appliance package * Roof replaced in 2023 * Park views from the front windows * Close to shopping, schools, trails, and amenities Call your REALTOR®; before it's too late.