



1006 Alice Birch Point N
Lethbridge, Alberta

MLS # A2252915

\$449,000



Division: Legacy Ridge / Hardievile

Type: Residential/House

Style: Bi-Level

Size: 1,001 sq.ft. **Age:** 2018 (8 yrs old)

Beds: 3 **Baths:** 2

Garage: Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage

Lot Size: 0.10 Acre

Lot Feat: Back Lane

Heating: Forced Air, Natural Gas

Water: -

Floors: See Remarks

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: See Remarks

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: TBD

Welcome to 1006 Alice Birch Point N! This super clean bi-level offers an incredible master suite, bright open living areas, and a fenced yard with alley access to a rear parking pad and single detached garage. A few finishing touches can be completed before possession, making it fully move-in ready. The garage is a shop enthusiast's dream, featuring Checker plated vinyl plank floors and upgraded electrical to power all your tools.