



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2257222



\$375,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,236 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Stacked Washer and Dryer, All window coverings including curtains, rods, and blinds, Central Air Conditioner

Welcome to your dream townhome, a two-story residence, built by Galko Homes, in the desirable Legacy community in North Lethbridge. This inviting property features three spacious bedrooms and 2 $\frac{1}{2}$ bathrooms, creating ample space for families of all sizes. The modern kitchen is equipped with stainless steel appliances, offering a sleek and contemporary space for culinary endeavors. The bright interior is enhanced by beautiful laminate floors that perfectly complement the open floor plan seamlessly connecting the living areas. The basement has some drywall and electrical work done, and the stacked laundry. Outside, a fenced-in backyard provides a secure and private retreat, while double parking at the rear adds to the convenience. Ideally situated close to schools and walking trails in the coulees, this townhome is perfect for first-time home buyers as well as those seeking an investment property.