



GRASSROOTS
REALTY GROUP

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

**233 Agnes Short Place N
Lethbridge, Alberta**

MLS # A2262999



\$615,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Alarm system/cameras (Securecom), blinds, garage remotes, u/g sprinklers

Turn the key and fall in love with this mint condition, 4-bedroom, 3.5-bath home in Legacy, perfectly situated on a quiet cul-de-sac just steps from the coulee. With nearly 1,700 sq. ft. above grade, this like-new home offers a bright, open-concept layout with modern finishes throughout and a fully finished basement—ideal for a growing family or hosting friends. Upstairs, the spacious primary suite features a relaxing ensuite with a water closet, while two additional bedrooms, a cozy bonus room, and convenient upper-floor laundry make everyday living a breeze. The finished basement adds even more versatility with a fourth bedroom, flexible space for a gym, office, or media room, and a large storage area. Step outside and enjoy the beautifully landscaped backyard, complete with underground sprinklers and a dedicated dog run. The oversized, heated double garage provides ample space for vehicles, storage, and all your gear—perfect for year-round comfort. This home truly has it all: space, style, and an unbeatable location. Call your favourite REALTOR® today to book your private showing!