



GRASSROOTS
REALTY GROUP

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#6, 205 Lettice Perry Road N
Lethbridge, Alberta

MLS # A2263099



\$354,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 236
Basement:	Finished, Full	LLD:	18-9-21-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Immaculate Ground-Floor Bungalow-Style Condo in Legacy Ridge! This exceptional end-unit corner condo offers the perfect blend of comfort and convenience, featuring 3 bedrooms, 2 bathrooms, and a fully developed basement. Enjoy the ease of single-level living with an attached 12' x 22' garage and a total of two dedicated parking spaces. The bright and welcoming main floor showcases extra windows for natural light, a modern kitchen with newer stainless steel appliances, and an open-concept dining and living area that flows seamlessly to the adjacent primary bedroom. Step out onto the private, enclosed deck—perfect for year-round enjoyment, with added wind and snow protection. The lower level is fully finished, offering a spacious family room, a full 4-piece bath, and two additional bedrooms, ideal for guests, family, or a home office setup. Located in desirable Legacy Ridge, you’ll be just steps away from schools, parks, restaurants, convenience stores, and shopping. Pets are welcome, subject to board approval and restrictions. Don’t wait—contact your Realtor today to book a showing!