



**GRASSROOTS**  
REALTY GROUP

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

**60 Alma Isobell Hodder Crescent N  
Lethbridge, Alberta**

**MLS # A2263112**



**\$564,500**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, N		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	18-9-21-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** Solar Panels system (\$20, 000.00)(Central Vac system ready) no attachments or system

Welcome to Legacy Ridge! Enjoy endless west-facing views overlooking Alexander Wilderness Park from this beautiful Avonlea-built Cartwright II home. Thoughtfully designed, it features a spacious Master Suite, upper Bonus Room, and main floor Laundry, all complemented by a double attached garage. Gas line in the garage&mdash;perfect for connecting your BBQ or outdoor heater. Only a 5-minute walk to the nearby elementary school, ideal for families with young children. Just a 5-minute drive to the popular Legacy Regional Park, featuring playgrounds, walking paths, and green spaces. Bike path and nature reserve directly behind the home&mdash;enjoy privacy and peace knowing no one will ever build behind you. Located in a safe, family-oriented neighbourhood that&rsquo;s perfect for raising kids. Experience a quiet and peaceful setting with beautiful sunsets from your back deck every evening. Conveniently 5&ndash;10 minutes from shopping, dining, and amenities. Property also comes with a \$20,000.00 Solar System brand new just installed. call or text your favorite REALTOR&reg; to see this one