



**GRASSROOTS**  
REALTY GROUP

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**634 Marie Van Haarlem Crescent N  
Lethbridge, Alberta**

**MLS # A2268820**



**\$449,999**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Legacy Ridge / Hardieville                              |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                |               |                   |
| <b>Size:</b>     | 1,244 sq.ft.                                            | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Street Lighting |               |                   |

|                    |                                                                                          |                   |      |
|--------------------|------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                                                             | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer/dryer, window coverings, garage door opener and remotes, A/C, built in humidifier

Welcome to 634 Marie Van Haarlem Cres N! This two story home has all the features you'd ever want including a massive detached garage! The main floor is nice and bright with plenty of windows. The living room will be perfect for relaxing after work days and the kitchen and dining room has plenty of room for nightly meals with the family. This level also has a 2pc bathroom. Upstairs you will find all three bedrooms including the primary which has a 4pc ensuite and a walk-in closet. ALong with the two additional bedrooms, there is also a 4pc bathroom upstairs. In the basement, you can make it your own as it's unfinished. Out back, you have plenty of green space and a deck for those warm summer months. Near all the amenities you need, this is a great family home. Contact your favourite REALTOR&reg; today!