



GRASSROOTS
REALTY GROUP

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

203 Haru Moriyama Place N
Lethbridge, Alberta

MLS # A2270332



\$379,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	910 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, 2 sheds as is.

Welcome to 203 Haru Moriyama Place N! This fantastic duplex boasts three bedrooms and two bathrooms across 910 square feet of living space. The main floor is nice and open with a living room, dining area and kitchen. There's plenty of room here for nightly meals and relaxing after a long day at work. Upstairs you'll find two bedrooms, including the primary bedroom with a walk-in closet. There is also a 4pc bathroom on this level. Moving down to the third floor, you have a large family room that will be perfect for family movie nights. The basement has another bedroom, a 4pc bathroom, storage, and laundry. Out back you have plenty of green space and a nice patio area perfect for those warm southern Alberta evenings. Don't sleep on this great home — contact your favourite REALTOR® today!