

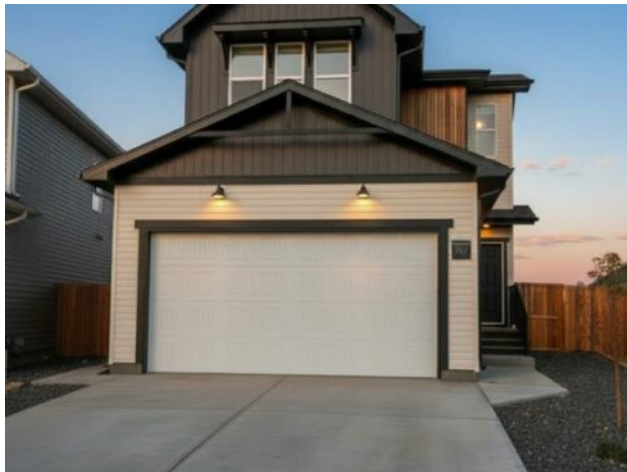


**GRASSROOTS**  
REALTY GROUP

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947 41 Avenue N  
Lethbridge, Alberta

MLS # A2270387



**\$564,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Many Trees, Pie Shaped Lot, Private, Underground Sp		

<b>Heating:</b>	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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Window coverings		

Located just two blocks from the new Legacy Ridge Park, this home is ideal for families. The upper level offers four bedrooms, two full bathrooms, and convenient laundry, all thoughtfully arranged for comfort and function. The main floor features an inviting layout with a sunken foyer, guest powder room, and a well-designed kitchen that connects to a walk-through pantry and mudroom off the garage. Outside, the oversized pie-shaped lot is professionally landscaped and fully irrigated, providing plenty of space for kids or pets to play. Enjoy the convenience of being within walking distance to a 73 acre park with sport courts, playgrounds, walking paths, spray park, and a skating rink. Across the alley, Melcor will be transforming the former Legacy mine site in 2026, adding even more vibrancy and appeal to the neighbourhood.