



GRASSROOTS
REALTY GROUP

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947 41 Avenue N
Lethbridge, Alberta

MLS # A2270387

\$564,900



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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	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.