



**GRASSROOTS**  
REALTY GROUP

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

**102 Haru Moriyama Place N  
Lethbridge, Alberta**

**MLS # A2271653**



**\$399,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Laminate Counters, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Range Hood, Microwave, Washer and Dryer, blinds, Garage Door Opener, Buyer to accept Real Property Report & compliance from 2011

Welcome to 102 Haru Moriyama Place in beautiful Legacy Ridge North Lethbridge&mdash;perfectly located close to the school, parks, and scenic coulee walking paths. This half-duplex sits on a desirable corner lot with mature trees, a large fully fenced backyard, and a sheltered, covered deck with stairs to grade for easy outdoor living. Inside, you&rsquo;ll love the bright and airy feel created by vaulted ceilings, a skylight in the kitchen, maple cabinetry, and a functional corner pantry. The basement was fully developed in the last four years and features large windows that make the space feel open and inviting. With a total of four bedrooms and two full bathrooms, one with a jetted tub&mdash;two up and two down&mdash;this home offers excellent flexibility for families, guests, or revenue potential. Additional highlights include main-floor appeal, a single attached garage, and the comfort of central air-conditioning. This is a fantastic opportunity to get into a great neighbourhood with modern updates and plenty of space inside and out.