



**GRASSROOTS**  
REALTY GROUP

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**619 Florence Ho Leong Crescent N  
Lethbridge, Alberta**

**MLS # A2275985**

**\$425,000**



<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Garage Door Opener and Remotes, Shed (as is where is), Smart Thermostat, TV Mount

Welcome to 619 Florence Ho Leong Crescent N, a bright and inviting 999 sq. ft. bungalow in a quiet, family-friendly neighbourhood. This home offers 4 bedrooms (2 up 2 down) and 2 full bathrooms, with a smart open-concept floor plan that makes the most of every square foot. The vaulted ceilings in the main living space create a spacious, airy feel, while large windows fill the home with natural light. The fully finished basement provides plenty of extra living space, including a big family room that's perfect for movie nights, kids' play space, or entertaining guests. Outside, you'll appreciate the newly built detached double garage (2025). This home is ideal for families, first-time buyers, or anyone looking for a move-in-ready bungalow in North Lethbridge.