



GRASSROOTS
REALTY GROUP

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874 Jessie McLeay Road N
Lethbridge, Alberta

MLS # A2279763



\$450,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: OTR, Shed, garage door opener. Hot Tub Negotiable

Beautiful Family Home in Legacy Ridge! If you've been searching for a well-cared-for home in one of Lethbridge's most desirable neighbourhoods, look no further than this Legacy Ridge two-storey close to COULEES AND GREENSPACE too!! From the moment you step inside, you'll love the bright, open layout filled with natural light. The living room offers plenty of space to relax or entertain, while the kitchen shines with ample cabinetry, a large island, and a layout that makes cooking and gathering effortless. Just off the back door, you'll find an excellent mudroom, perfect for keeping everything organized and tidy! Upstairs features three bedrooms, including a spacious primary suite with dual closets, plus convenient 2nd-floor laundry to make daily life that much easier. The fully developed basement adds even more living space with an additional bedroom and full bathroom, ideal for guests, teens, or a home office. Outside, the large lot with alley access gives you ample room for RV parking, extra vehicles, or future possibilities! Homes in Legacy Ridge don't last long and this one is move-in ready and waiting for you. You have the chance to make life in Legacy a reality today!