



**GRASSROOTS**  
REALTY GROUP

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**569 Mary Cameron Crescent N  
Lethbridge, Alberta**

**MLS # A2282562**



**\$429,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Legacy Ridge / Hardieville      |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | 2 Storey                        |               |                   |
| <b>Size:</b>     | 1,220 sq.ft.                    | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                       |               |                   |
| <b>Lot Feat:</b> | Landscaped, Standard Shaped Lot |               |                   |

|                    |                                                                                                           |                   |                                                         |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                   | <b>Water:</b>     | Public                                                  |
| <b>Floors:</b>     | Carpet, Laminate                                                                                          | <b>Sewer:</b>     | Sewer                                                   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -                                                       |
| <b>Basement:</b>   | Full                                                                                                      | <b>LLD:</b>       | -                                                       |
| <b>Exterior:</b>   | Concrete, Shingle Siding, Vinyl Siding, Wood Siding                                                       | <b>Zoning:</b>    | R-SL                                                    |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | Cable, Electricity, Natural Gas, Garbage Collection, PH |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s) |                   |                                                         |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage door opener and 2 controls, Fire suppression system, Central vac and attachments, all window coverings

Are you searching for the perfect family home in a prime location? This charming two-story in Legacy delivers. Featuring a great open-concept 3 bedroom layout, with 2 1/2 baths, good sized bedrooms, walk-in closet with organizers, two car garage insulated and finished, a great patio and so much more. Built by Greer Homes in 2012, this property prioritizes efficiency and safety. With styrofoam insulation and a full-home fire suppression sprinkler system, you can sleep well knowing your gas bills are smaller and you're safer than most. The basement has been framed for a family room and bath. This home is in one of the city's best neighborhoods and only steps away from Mother Teresa Elementary School. Check out the virtual tour and contact your favourite Realtor today to book a private showing!