



GRASSROOTS
REALTY GROUP

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

**774 Marie Van Haarlem Crescent N
Lethbridge, Alberta**

MLS # A2282580



\$514,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, garage door openers, backyard swing, sazebo

Welcome to 774 Marie Van Haarlem Cres N! This great two story home features 1,634 square feet of living space across the main level and second floor. Upon entering this home, you'll notice how well maintained it has been. The open floor plan means the kitchen, dining room, and living room areas are all right there. You also have access to the back deck from the dining room. This level also features a laundry room and 2pc bathroom. Moving upstairs, all three bedrooms can be found on this level, including the primary bedroom complete with a 3pc ensuite and walk-in closet. The spacious family room will be perfect for relaxing and hanging out with the family. There is also a 4pc bathroom on this level. The basement is unfinished and will be perfect to make into whatever you need it to be. The backyard will be a paradise during the warm months as there is a nice patio area and gazebo. Don't wait on this one, contact your favourite REALTOR® today!