



GRASSROOTS
REALTY GROUP

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

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

MLS # A2284669



\$539,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,429 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar, Central Vacuum, Open Floorplan, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Underground Sprinklers

Welcome to this beautifully maintained bi-level located in Legacy Ridge. Offering 3 bedrooms and 3 full bathrooms, this home is designed for both everyday comfort and entertaining. The open concept living area feels bright and spacious with high ceilings and a well appointed separation of space. The functional kitchen features granite counter tops, brand new stainless steel appliances, and a layout that naturally brings people together. The primary suite, located upstairs, is complete with a walk in closet and a 3 piece en-suite with a walk in shower. Downstairs, the fully developed basement with a wet bar, sets the stage movie nights, or relaxed evenings with friends. Step outside and unwind in the landscaped backyard, or entertain on the back deck where a well appointed pergola helps create an outdoor living space. The green strip and walking path located off the backyard, makes heading out for a walk effortless. Thoughtful features such as air conditioning, a spacious attached double garage, underground sprinklers, and central vacuum add ease to daily living. Ideally located near parks, schools, shopping, and scenic walking paths, this move-in ready home blends nature, convenience, and comfort. Recent updates include all appliances, new carpet, updated bathroom fixtures and toilets, and a tank less water heater—so you can simply move in and start enjoying the lifestyle you’ve been waiting for.