



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

MLS # A2290426



\$599,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,319 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Second Set of Appliances, Central A/C, Window Coverings

Welcome to 514 Mary Cameron Crescent N in Legacy Ridge, a well-maintained home offering exceptional flexibility with a fully legal suite. The bright main floor features an open-concept living, kitchen, and dining area, highlighted by a newly installed gas fireplace. The spacious primary bedroom includes a walk-in closet and 3-piece ensuite, along with a second bedroom, full bath, and laundry. The legal basement suite offers its own open layout, two bedrooms, a full bathroom, separate laundry, and separate furnace—ideal for generating rental income or multi-generational living. A double attached garage, wide driveway, upper level A/C, and a newly installed fence add to the appeal. Located close to scenic coulee trails and shopping amenities, this property blends comfort, convenience, and investment potential in a desirable north Lethbridge neighbourhood.