



**700 Florence Ho Leong Crescent N
Lethbridge, Alberta**

MLS # A2293373



\$450,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	998 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Faces Rear, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Landscaped, Pie Shaped Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer/dryer, window coverings, tv wall mount

Welcome to this bright bi-level in the sought-after community of Legacy Ridge. With just under 2,000 square feet of functional living space - and plenty of potential. The open floor plan features 4 spacious bedrooms, including a primary suite with a walk-in closet and full ensuite. The walkout basement provides great opportunity for separate entry, and doubles as an added living space. Outside you'll find a pie-shaped, private backyard - complete with fenced in dog-run. The 20x22 detached garage is heated, drywalled and ready to keep your car warm and free of snow. There's also an additional driveway in the front for ample RV or guest parking. A solid opportunity in a great neighbourhood with room to make it your own.