



**136 Jessie Robinson Close N
Lethbridge, Alberta**

MLS # A2299075



\$449,900

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|------------------|--|---------------|-------------------|
| Division: | Legacy Ridge / Hardieville | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,054 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

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|--------------------|--------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-SL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Central Vacuum, No Smoking Home | | |

Inclusions: second fridge in basement

Value through the roof! This solid bi-level checks every box. Tucked away in a low traffic close. Super cute front deck and curb appeal. Right across the street from Elma Groves Park , a stone's throw from the dog park and St Teresa elementary school as well. This 2006 build has new paint throughout the upstairs, and you've got two bedrooms and a full four-piece bathroom. The kitchen has a new dishwasher and a new Micro hood vent! Head downstairs and you'll find two more good sized bedrooms, a three-piece bath, and a summer kitchen — perfect for extended family or entertaining. Washer and dryer included, lots of new blinds on the windows, and central air as well! All the things to keep you comfortable all summer long. Outside theres a beautiful rear deck, with gas line for the BBQ. The yard is fully fenced and landscaped, with RV parking AND a double detached garage! Plenty of room for vehicles, storage, or your weekend projects. The ally is paved out back as an extra bit of ohh la la... This one is move-in ready with all the right extras. Call your agent to arrange a private viewing today.