



3, 213 Lettice Perry Road N  
Lethbridge, Alberta

MLS # A2299713



**\$359,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	723 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Paved		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 238

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-37

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Window coverings

Beautiful fully developed bi-level condo featuring 3 bedrooms and 2 full bathrooms. Enjoy the ease of maintenance-free living in this well-designed home. Perfect for entertaining, the spacious open-concept living room and kitchen are highlighted by a stunning vaulted ceiling, creating a bright and airy feel. Located in a quiet neighborhood, you'll love being close to schools, parks, and a wide range of shopping and amenities. Additional features include central air conditioning to keep you cool in the summer and a built-in central vacuum system for added convenience. Don't miss out—call your favorite Realtor today to book your showing!