



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

MLS # A2299886



\$449,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: Window coverings, All basement building materials, 2 tv mounts and underground sprinklers.

Functional, updated, and move-in ready in Legacy Ridge. This well-designed two-storey has an open layout that just makes sense, making the most of every square foot. The main floor is bright and welcoming, with a spacious living area that flows into the maple kitchen featuring a central island, eating bar, walk-in pantry, and a dining space that works perfectly for everyday life (and hosting when you need it). A conveniently located 2-piece bathroom and main floor laundry complete this level. Upstairs, you’ll find three bedrooms all on one level, including a comfortable primary suite with a walk-in closet and ensuite. Over the years, this home has seen some great updates, including vinyl plank flooring throughout (approximately 8 years ago) and an updated hot water tank. You’ll also appreciate the added comfort of central air conditioning and the convenience of underground sprinklers. Outside, there’s a large rear deck and rear alley access, giving you flexibility with the backyard space. The double attached garage has high ceilings, which is always a bonus for storage. The basement is currently undeveloped and ready for whatever you have in mind. Located in the popular, family oriented community of Legacy Ridge, close to parks, schools, and amenities.