



**188 Mildred Dobbs Boulevard N
Lethbridge, Alberta**

MLS # A2302619



\$499,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,246 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, OTR Microwave, Stove, Washer/Dryer, A/C Unit, Freezer in basement, Garage heater, Garage door opener & Remote(s), Window coverings, BBQ, Gazebo, Shed, Shelves in the garage,

Welcome to this beautifully maintained 4-level split in the highly sought-after community of Legacy Ridge—offering space, functionality, and a long list of recent upgrades. With 1,246 sq. ft. above grade, this home features 4 bedrooms and 3 bathrooms, making it ideal for families of all sizes. The thoughtful multi-level layout provides three separate living areas, giving everyone room to relax, entertain, or unwind in their own space. The main floor is bright and inviting, highlighted by vaulted ceilings and a spacious kitchen that offers both style and functionality. Featuring an abundance of counter space and a convenient breakfast bar, this kitchen is perfect for both everyday living and entertaining. Step just outside the back door to your own private patio, complete with a charming gazebo, creating the perfect setting for summer evenings or morning coffee. The yard is beautifully maintained and equipped with underground sprinklers, making lawn care effortless. This property truly shines when it comes to convenience and upgrades. The large 24' x 24' heated double detached garage with alley access provides ample parking and workspace, while additional RV parking adds even more flexibility. Recent improvements include: New flooring on the main level (2025), Fresh paint throughout, New back door (2025), Updated landscaping, Built-in outdoor lighting and soffits, New back gate and chain-link fencing, New water heater (2025), Furnace replaced in 2020, Kitchen appliances updated in 2023, Brand new washer and dryer (2026) This is a move-in-ready home in a fantastic neighborhood, close to schools and shopping—offering comfort, updates, and incredible value. Don't miss your opportunity to own in Legacy Ridge!