



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

MLS # A2304226



\$474,990

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry, Smart Home, Storage		

Inclusions: Call seller directly

Click brochure link for more details. The perfect family haven - park views & walkout basement. Welcome to your new home in the heart of Legacy Ridge. This thoughtfully maintained 4-bedroom, 3-bathroom residence offers the rare combination of a prime park-front location and the functional versatility of a walkout basement. The heart of the home is a bright, open-concept kitchen designed for both daily life and effortless entertaining. You'll find new (one year) appliances and a modern aesthetic, complemented by a good-sized pantry that provides plenty of organized storage for all your essentials. There is also a small, butler style pantry, perfect for storing your coffee making essentials or countertop appliances. The main floor hosts two well-appointed bedrooms, including a primary bedroom that offers an ensuite bathroom and walk in closet. Head downstairs to the bright and airy lower level. Because this is a true walkout basement, the space is flooded with natural light, feeling less like a basement and more like a secondary living floor. It features two additional bedrooms—perfect for teenagers, guests, or a dedicated home office—and a third full bathroom. The secondary living area provides direct access to the backyard, creating a seamless transition for indoor-outdoor living. For those who value their workspace, the large, fully heated garage is a standout feature. Whether you're looking for a comfortable place to park during a cold winter, a year-round workshop for projects, or extra storage for outdoor gear, this space is equipped to handle it all. Your front door opens onto a front porch with ample space for a few chairs and table to relax with views of the park across the street. Situated directly across from a local school and park, you can enjoy the open green space and playground right from your front yard. The surrounding community is

woven together by scenic walking trails, offering miles of exploration right at your doorstep. This home represents a unique opportunity to secure a move-in-ready property in a location that prioritizes convenience and community.