



**GRASSROOTS**  
REALTY GROUP

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**431 Mary Cameron Crescent N  
Lethbridge, Alberta**

**MLS # A2124642**

**\$475,000**



<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Soaking Tub		

**Inclusions:** Central air conditioner, dishwasher, microwave hood fan, refrigerator, stove, window coverings, central vacuum

A fully finished Legacy Ridge home tucked away in a quiet cul-de-sac just a stone's throw away from the coulees! This 2 storey has a welcoming main floor boasting granite counters in the kitchen, main floor laundry, bright living area and a landscaped yard with alley access. The second floor is complete with 3 good sized bedrooms and two 4 piece bathrooms. The basement hosts your fourth bedroom, third bathroom and storage space - you can never have enough of that! Only a few blocks from St. Teresa of Calcutta School, amenities and more parks, this house would be a great family friendly home!