



**GRASSROOTS**  
REALTY GROUP

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**655 Marie Van Haarlem Crescent N  
Lethbridge, Alberta**

**MLS # A2135573**



**\$490,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Standar		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, washer dryer, hood fan, microwave, garage door opener + control, central air conditioner, window coverings, UG sprinklers, Hot Tub

A fully finished Legacy Ridge home with unobstructed views of Alexander Wilderness Park! This home boasts 4 bedrooms, 3 bathrooms, main floor laundry, storage space, a cozy gas fireplace in the family room and has been freshly professionally painted! There is a lot to love about this floor plan that offers a primary retreat with walk-in closet and 4 piece ensuite that is situated for privacy above the garage. The main floor is bright and open, perfect for hosting! The yard is spacious, landscaped and includes an area that can house your fire pit! There's only a few steps to the coulees and gorgeous sunsets from your back deck! Enjoy close amenities, schools, parks and more!