



**559 Margaret Sutherland Crescent N
Lethbridge, Alberta**

MLS # A2140594



\$387,500

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Garage Door Opener & 2 Remotes, Window Coverings

Space, Location, Updates, Big Garage, Price ... Get in the car! Welcome to your new 4 bedroom home in the heart of Legacy Ridge. Entering the home you're immediately greeted with soaring ceilings, and an abundance of natural light. In the living area you'll find an entertainers dream. A large living room with an electric fireplace that flows seamlessly into a large dining area and kitchen. The kitchen has plenty of counter space and storage, with extra seating at the island making it an excellent space for hosting family and friends. Off the kitchen you've got a partially covered deck, perfect hosting summer BBQs. Around the corner from the kitchen you'll find the two main floor bedrooms, and 4 piece bathroom. Heading downstairs your greeted with another very bright and very large family room. There are also two more good sized bedrooms and another 4 piece bathroom. Out back you've got a big double garage, with plenty of space for two larger vehicles to fit comfortably. This home is located in a quiet crescent a short walk from St. Teresa of Calcutta Elementary School and Alexander Wilderness Park. Check out the virtual tour and call your favorite agent to book your personal viewing today.