



**12 Alma Isobell Hodder Crescent N
Lethbridge, Alberta**

MLS # A2156097



\$490,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,411 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, Underground Sprinklers, Garage Heater, Floating Shelves on Main Floor, Laundry Folding Table

Want a fully finished 2 storey only one block from St. Teresa of Calcutta School? 4 bedrooms, 3.5 bathrooms and surrounded by green spaces with this great family home in Legacy Ridge! The main floor of this home is meant for entertaining, convenient half bath, open concept living, dining and kitchen space with quartz counters, gas fireplace and a deck that looks onto the green space you back! The second floor has 3 bedrooms, upper laundry, a 4 piece ensuite with soaker tub and 5 piece shared bathroom for the kiddos! No more fighting over one sink with this smartly planned dual sink bathroom when it's time to brush their teeth! The finished basement has the fourth bedroom, 3 piece bathroom, some storage space and a rec room. A landscaped yard boasts a fire pit area, access to a walking path that leads to the coulees and you're in a great location near amenities!