



1236 42 Avenue N  
Lethbridge, Alberta

MLS # A2166582



**\$425,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Open Floorplan, Primary Downstairs, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, hood fan, garage door opener + remote, central air conditioner, shed, blinds

Welcome to Hardieville! An extension of Legacy Ridge, this community offers a quiet place to call home! Walking distance from the Legacy Regional Park, coulees and a short drive to Pavan Park! This raised bungalow boasts something we've all been looking for - PARKING! With plentiful front parking options, including a tandem driveway and a few off-street options, this is only made better with the 25 x 25 detached garage with 10' overhead doors and in-floor heating! The front entry to this home is a cozy enclosed porch, great for that morning cup of coffee! The main floor is bright and spacious - vaulted ceilings make the living area inviting and with an open flow to the kitchen and dining, this space is great for hosting! There's 2 bedrooms on the main floor that share a 4 piece bathroom. The basement offers a walk-up to the backyard, 2 more bedrooms with one being a converted primary, hosting a 3 piece ensuite and walk-in closet. There's storage space in the basement and an open laundry area. The backyard has a 2 tier deck and private yard that is fully fenced and landscaped!