



**4, 221 Lettice Perry Road N
Lethbridge, Alberta**

MLS # A2170922



\$340,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	853 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Yard Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: white shelving unit and tv in upstairs living room, shelving and cabinet in upstairs office

Looking for a walk-in ready condo? This beautiful bungalow is an end unit with an attached single garage that opens into the back lane. Step into the spacious main floor that is tastefully laid out. From the dining/living area you can walk out onto the back deck to enjoy the warm weather, that is private and sheltered from the wind. The large 4 piece bathroom is accessible from the hall and the master suite. A front facing den/office and laundry completes the main level. The lower level you will find 2 additional bedrooms, a large inviting living room and another 4 piece bathroom. This condo is in a great location, with easy access to stores, schools and much more.