



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

**MLS # A2177975**



**\$499,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage heater, playground set, shed		

Welcome to your dream home in the thriving community of Legacy Ridge! This beautiful 1,411 sq ft, 2-storey home sits in a quiet crescent, offering spectacular, unobstructed sunset views over the Alexander Wilderness Park—a protected wildlife sanctuary that ensures nothing will ever be built behind you. This thoughtfully designed home features 4 spacious bedrooms, 2.5 baths, and a main-floor laundry room for ultimate convenience. The kitchen is a chef’s delight, showcasing high-end finishes like quartz countertops, a built-in microwave and oven combo, and ample space for family gatherings. The main floor flows effortlessly into the cozy living area, making it perfect for entertaining or relaxation. Upstairs, you’ll find three bright bedrooms, large primary with 5 pc ensuite and a full bath, while the fully finished walkout basement provides a rec room and a fourth bedroom, ideal for guests or extra family members. Outside, your private deck is the perfect spot to unwind and enjoy the beautiful natural setting. Additional highlights include underground sprinklers, keeping your landscaping lush with ease, hardy board siding and a double attached garage. With close proximity to parks and an elementary school, this home combines convenience, elegance, and tranquility. Don’t miss this opportunity to make this stunning Legacy Ridge property yours!