



**212 Mildred Dobbs Boulevard N
Lethbridge, Alberta**

MLS # A2178959



\$439,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, OTR MICROWAVE, DISHWASHER, CENTRAL AIR CONDITIONER, UNDERGROUND SPRINKLERS, WALL MOUNTED ELECTRIC FIREPLACE, GARAGE DOOR OPENER AND CONTROL

"DYNAMITE LOCATION, ACROSS FROM THE SCHOOL!!!!"Ideal for the starting family this Galco "MCNABB", 2 storey, is situated in `Legacy Ridge`. Highlighting an open floor plan, spacious dining area, and a eye catching kitchen with large island, and 2 tone white/dark cabinets. Bonuses include 3 top floor bedrooms, master ensuite, central air conditioning, stainless steel appliances and a detached double car garage (24x24 ft). A short walk to the park, shopping, excellent street appeal.