



**52 Alma Isobell Hodder Crescent Crescent
Lethbridge, Alberta**

MLS # A2182843



\$580,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,888 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Vivint Security system included (owner paying month to month)

Nestled in the desirable Legacy Ridge community, this stunning 4-bedroom home offers over 1,800 sq. ft. of modern living space with breathtaking views of the coulee. Featuring a spacious, open-concept design, the heart of the home is its sleek, modern kitchen, perfect for family gatherings and entertaining. Moving upstairs you will find a spacious bonus room, three bedrooms, a bathroom, and a laundry room. The spacious primary suite gets lots of beautiful natural light throughout the day from the many windows in this space. A large walk-in closet and a five-piece ensuite that includes a freestanding tub completes this relaxing suite. The oversized heated garage provides plenty of room for vehicles and storage, offering both convenience and ample space. Enjoy the convenience of a walkout basement that leads to a private zero scape landscaping backyard perfect for growing your own vegetables —ideal for outdoor activities and relaxation. The home is located in a friendly neighborhood with access to a top-rated school, making it a perfect choice for families. Plus, shopping and amenities are just minutes away, adding to the ease and comfort of this prime location. With its combination of functional design, scenic views, and proximity to schools and shopping, this home is an exceptional find. Don't miss your opportunity to make it yours!