



**4, 225 Lettice Perry Road N  
Lethbridge, Alberta**

**MLS # A2195421**



**\$333,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 236
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** none

Welcome to your new home in the beautiful community of Legacy! This bright and inviting bungalow-style condo is in an amazing location, offering quick access to Scenic Drive and just minutes from grocery stores, gas stations, parks, schools, restaurants, and more. Step inside and you'll be greeted by large windows that fill the space with natural light. The main floor features an open-concept layout with a cozy living room, a well-equipped kitchen, and a spacious primary bedroom with its own ensuite. Step outside from the living room onto your covered back deck—perfect for relaxing and enjoying the fresh air. Downstairs, there's even more room to enjoy! The finished basement offers a second family room, two additional bedrooms, and a full bathroom, making it a great space for guests or extra living space. This home has been well cared for, with updates over the years including a new microwave, dishwasher, washer, refrigerator, water tank, and fresh basement carpet. Whether you're looking for a fantastic investment opportunity or a beautiful place to call home, this condo is a must-see. Don't miss out—schedule a viewing today!