



**376 Thyrza Burkitt Link N  
Lethbridge, Alberta**

**MLS # A2197020**



**\$434,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Legacy Ridge / Hardieville   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 998 sq.ft.   | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed  | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Storage |                   |      |

**Inclusions:** Stove, dishwasher, hood fan, central air, garage door opener and 2 remotes, blinds, umbrella in back yard, shed as is where is

Welcome to your new home in the beautiful community of Legacy Ridge! This bright and inviting bi-level is in an amazing location just blocks away from St. Teresa Elementary school and Legacy Park and minutes from grocery stores, gas stations, restaurants, and quick access to Scenic Drive and more. Step inside and you'll be greeted by large windows that fill the space with natural light. The main floor features 2 bedrooms, 2 bathrooms including a 4 piece ensuite, an open-concept layout with a cozy living room, a well-equipped kitchen, and a spacious primary bedroom. Downstairs. The finished basement offers a family room, two additional bedrooms, and a full bathroom. Outside you will find a front covered porch, rear deck, concrete patio, double garage, shed and a well manicured yard. This home has been well cared for with updates over the years to some flooring, countertops, backsplash, newer decking, paint, baseboard and trim and more.