



**3, 215 Lettice Perry Road N
Lethbridge, Alberta**

MLS # A2205712



\$319,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	670 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 236
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s)		

Inclusions: NONE

NO NEIGHBORS BEHIND!!!! MAINTENANCE FREE LIVING !!! Super clean 3 Bedroom, 2 Bath Condo has all the comforts , and just in time air conditioning. You will love the open concept upper level with vaulted ceilings and huge windows. The Kitchen has an island for easy prep and a walk-in pantry. Open to the Living room , dining room and highlights a large picture window leading out to a back deck to enjoy your evenings or a morning coffee. The upper level has 1 Bedroom and a 4-pc Bath. Downstairs you will find the Primary Bedroom with a cheater 5-pc ensuite and walk-in closet. There is also another Bedroom along with Laundry. This home is conveniently located in Legacy Ridge close to all the amenities, shopping and the new Legacy Park! Don't Miss This Chance!!!