



**46 Dorothy Gentleman Crescent N
Lethbridge, Alberta**

MLS # A2206348



\$294,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	918 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: Moveable Garden Shed "AS IS WHERE IS"

Excellent starter home in a great north side location. Close to shopping, school, parks and playgrounds. Great view of Legacy Park from the back of this property. Home features 2 bedrooms, great kitchen with extra cabinet, good size dining and livingroom. Bathroom has tile floor and a jetted tub/shower. Basement is open for your future development/great storage for now. Air conditioning was added in the summer of 2024 and updated hot water tank approximately 3 years, south side of roof redone. Would be an amazing place to call home.