



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**565 Mary Cameron Crescent N  
Lethbridge, Alberta**

**MLS # A2209404**



**\$430,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave as is, Washer/Dryer, Garage Heater, Central Vac, Garage Door Opener. Mounted TV in garage.

Welcome to this stunning 4-bedroom, 2-bathroom home located in the desirable Legacy Ridge community in North Lethbridge! This spacious and well-maintained property offers 2 bedrooms and 1 full bathroom on the upper level, and 2 more bedrooms and 1 full bathroom on the lower level, perfect for families or multi-generational living. Step inside to enjoy the vaulted ceilings in the living room, creating an open, airy feel. The home is equipped with central vacuum system, HVAC, a sump pump and a fire compression system for added safety and peace of mind. Outside, you'll find a double detached heated garage, complete with a mounted TV perfect for a workshop, gym, or hangout zone. There is extra parking area at the back of the house and more off-street parking at the front. This house is Located near parks, schools, shopping centers and walking trails. The property combines comfort, convenience, and quality. Don't miss your chance to view this beautiful property in one of Lethbridge desirable neighborhoods! Call your favourite realtor to see the property today.