

**362 Lettice Perry Road N**  
**Lethbridge, Alberta**

**MLS # A2230476**



**\$486,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig		

<b>Heating:</b>	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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Pantry		

**Inclusions:** Refrigerator, Stove, OTR Microwave, Dishwasher, Washer/Dryer (as is), Underground Sprinklers, A/C, Blinds, Garage Refrigerator, Garage Shelving, Gazebo

Welcome to this beautifully maintained 4-level split in Legacy Ridge. Offering a functional layout with thoughtful updates, this home is perfect for families or anyone needing extra space. With recent improvements like new flooring and granite kitchen counters, it's move-in ready! Step inside and be greeted by an inviting main floor filled with natural light. The spacious living and dining areas flow seamlessly into the U-shaped kitchen featuring a handy pantry, and lots of counter space perfect for everyday living. Upstairs, you'll find 3 generous bedrooms and two full bathrooms, including a primary suite with a walk-in closet and private en-suite. The third level is a standout feature, boasting a bright walkout to the backyard, complete with a cozy gas fireplace, full bathroom, laundry room, and the fourth bedroom, perfect for guests or a home office setup. The unfinished fourth level offers incredible potential, use it as a media room, playroom, or even a fifth bedroom and additional family space. Outside, the private backyard is your summer oasis with a gazebo and underground sprinklers set in a beautifully landscaped yard. Plus, there's RV parking with convenient alley access as the alleys come to a 'T' right in front of the parking pad. The 24'x24' garage is fully wired with 220 amp service and a gas line is in the ground ready for a future heater. Don't miss your chance to own this move-in ready home with tons of storage and room to grow. Message you favourite REALTOR® to view today!