

331 Mildred Dobbs Boulevard N
Lethbridge, Alberta

MLS # A2244859



\$364,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Hoodfan, Washer, Dryer, Central AC, Window Coverings

Welcome to this beautifully finished, modern 2-storey end-unit townhome built in 2017! Being an end-unit, this home offers added privacy and a smart, functional layout ideal for a variety of lifestyles. The main floor features an open-concept design with sleek, contemporary finishes such as quartz countertops and stainless steel appliances that give the kitchen a clean, polished look. Upstairs there are DUAL MASTER BEDROOMS, each with its own private ensuite bathroom and walk in closet—perfect for roommates, guests, or families who appreciate personal space. The fully finished basement adds even more living area, complete with a large rec room and full bathroom, ideal for entertaining, relaxing, or creating a home gym or office. Outside, enjoy a fenced backyard that’s great for pets or gardening, and take advantage of the convenience of a dedicated off-street parking pad. Combining style, space, and functionality, this home is a rare find in today’s market!