

## 60 Alma Isobell Hodder Crescent N Lethbridge, Alberta

**MLS # A2263112**



# \$564,500

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, N		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	18-9-21-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** Solar Panels system (\$20, 000.00)(Central Vac system ready) no attachments or system

Welcome to Legacy Ridge! Enjoy endless west-facing views overlooking Alexander Wilderness Park from this beautiful Avonlea-built Cartwright II home. Thoughtfully designed, it features a spacious Master Suite, upper Bonus Room, and main floor Laundry, all complemented by a double attached garage. Gas line in the garage—perfect for connecting your BBQ or outdoor heater. Only a 5-minute walk to the nearby elementary school, ideal for families with young children. Just a 5-minute drive to the popular Legacy Regional Park, featuring playgrounds, walking paths, and green spaces. Bike path and nature reserve directly behind the home—enjoy privacy and peace knowing no one will ever build behind you. Located in a safe, family-oriented neighbourhood that’s perfect for raising kids. Experience a quiet and peaceful setting with beautiful sunsets from your back deck every evening. Conveniently 5–10 minutes from shopping, dining, and amenities. Property also comes with a \$20,000.00 Solar System brand new just installed. call or text your favorite REALTOR® to see this one