

102 Haru Moriyama Place N Lethbridge, Alberta

MLS # A2271653



\$399,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	882 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Laminate Counters, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Range Hood, Microwave, Washer and Dryer, blinds, Garage Door Opener, Buyer to accept Real Property Report & compliance from 2011

Welcome to 102 Haru Moriyama Place in beautiful Legacy Ridge North Lethbridge—perfectly located close to the school, parks, and scenic coulee walking paths. This half-duplex sits on a desirable corner lot with mature trees, a large fully fenced backyard, and a sheltered, covered deck with stairs to grade for easy outdoor living. Inside, you’ll love the bright and airy feel created by vaulted ceilings, a skylight in the kitchen, maple cabinetry, and a functional corner pantry. The basement was fully developed in the last four years and features large windows that make the space feel open and inviting. With a total of four bedrooms and two full bathrooms, one with a jetted tub—two up and two down—this home offers excellent flexibility for families, guests, or revenue potential. Additional highlights include main-floor appeal, a single attached garage, and the comfort of central air-conditioning. This is a fantastic opportunity to get into a great neighbourhood with modern updates and plenty of space inside and out.