

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

MLS # A2282562



\$429,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Vinyl Siding, Wood Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage door opener and 2 controls, Fire suppression system, Central vac and attachments, all window coverings

Are you searching for the perfect family home in a prime location? This charming two-story in Legacy delivers. Featuring a great open-concept 3 bedroom layout, with 2 1/2 baths, good sized bedrooms, walk-in closet with organizers, two car garage insulated and finished, a great patio and so much more. Built by Greer Homes in 2012, this property prioritizes efficiency and safety. With styrofoam insulation and a full-home fire suppression sprinkler system, you can sleep well knowing your gas bills are smaller and you're safer than most. The basement has been framed for a family room and bath. This home is in one of the city's best neighborhoods and only steps away from Mother Teresa Elementary School. Check out the virtual tour and contact your favourite Realtor today to book a private showing!