

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

MLS # A2282562



\$429,000

Division: Legacy Ridge / Hardievile

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 favorite Realtor today to book a private showing!