

**327 Mildred Dobbs Boulevard N  
Lethbridge, Alberta**

**MLS # A2286537**



**\$587,990**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Greenhouse, Blinds, Permanent(Holiday) Lighting on the front exterior

Welcome to this beautiful Bi Level home, situated in a well established neighbourhood, Close to School, Playgrounds, Parks and Shopping. This property is situated right across the street from the Coulees where you can enjoy some great hiking or biking, plus what a view. So many amazing features of this home, how about having lots of extra space in the triple car garage to store your toys or possibly a collector car. Just off the garage you have your mud and laundry room . Then step into the kitchen that has Quartz counter tops with a large island to enjoy cooking meals for the family. Cabinet pantry for lots of storage as well. Cozy up to the gas fireplace on those cold winter nights in your main living area. How about a coffee in the morning on your deck enjoying your mature back yard. There is even a little greenhouse for you to plant your herbs and veggies. Just off the main floor you have a bonus room with a great view of the coulees. This is an excellent TV area or play room for the kids. On the upper level is where you will have your 3 bedrooms and full bathroom. The primary bedroom has an ensuite with separate tub and shower and walk in closet. The basement is undeveloped but set up for future bedroom, family room and another full bath. Right now its great store area or play area for the kids. Price includes fridge, Induction cooktop, built in oven and microwave, washer, dryer, central air, greenhouse, all window coverings and Permanent (Holiday) Lighting on the front exterior. Take advantage of this great location and triple garage, they don't come up very often.