

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

**MLS # A2290426**



**\$599,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<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>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Second Set of Appliances, Central A/C, Window Coverings

Welcome to 514 Mary Cameron Crescent N in Legacy Ridge, a well-maintained home offering exceptional flexibility with a fully legal suite. The bright main floor features an open-concept living, kitchen, and dining area, highlighted by a newly installed gas fireplace. The spacious primary bedroom includes a walk-in closet and 3-piece ensuite, along with a second bedroom, full bath, and laundry. The legal basement suite offers its own open layout, two bedrooms, a full bathroom, separate laundry, and separate furnace—ideal for generating rental income or multi-generational living. A double attached garage, wide driveway, upper level A/C, and a newly installed fence add to the appeal. Located close to scenic coulee trails and shopping amenities, this property blends comfort, convenience, and investment potential in a desirable north Lethbridge neighbourhood.