

**26 HARU MORIYAMA Road N  
Lethbridge, Alberta**

**MLS # A2300677**



**\$479,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Landscaped		

<b>Heating:</b>	Mid Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Silent Floor Joists	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Imagine your mornings: coffee in hand, looking out over the green space of St. Teresa's school while the kids walk to class in seconds. Tucked away on a quiet street, this sun-drenched 2-story home perfectly balances comfort and convenience. The heart of the home features rich dark maple cabinetry, a functional island for busy mornings, and a walk-in pantry. After a day at the park—accessed directly through your private back gate—retreat to the cozy living room fireplace. Upstairs, the primary suite offers a true sanctuary with a 4-piece ensuite, accompanied by two additional generous bedrooms. This rare park-backed gem is move-in ready and priced to fly.