

**638 Marie Van Haarlem Crescent N  
Lethbridge, Alberta**

**MLS # A2304800**



**\$439,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	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, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Attached Light Fixtures		

Located in the community of Legacy Ridge on the north side of Lethbridge, just steps from the coulee trails in Alexander Wilderness Park and close to schools, shopping, and everyday amenities, this 2012 built two storey home offers a functional layout and a great setting for family living. The main floor features a bright and comfortable layout with a separate living room off the front entry, providing a welcoming space to relax while maintaining a bit of separation from the main living areas. Toward the back of the home, the kitchen and dining area come together in an open and practical design, offering plenty of cabinet space, room for a full dining setup, and a layout that works well for both everyday use and entertaining. A large window looks out to the backyard, helping to bring in natural light and keep the space feeling connected. Upstairs, you'll find three bedrooms, including a well sized primary bedroom complete with its own three piece ensuite. Two additional bedrooms and a full four piece bathroom provide a flexible setup for families, guests, or a home office. The upper level offers a straightforward and functional layout that suits a variety of living arrangements. The basement is undeveloped, giving you the opportunity to add additional living space to suit your needs, whether that's a recreation room, extra bedroom, or added storage. This added potential allows the home to grow with you over time. Outside, the backyard offers a great amount of space for kids, pets, or simply enjoying the outdoors. A double detached garage provides convenient parking and storage, while still leaving room to enjoy the yard. Located in a quiet, family friendly neighbourhood with easy access to parks, walking paths, and amenities, this property offers a well rounded opportunity for buyers looking for a comfortable home in a great north side location.