



Anne French
Your REALTOR®
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**553 Mary Cameron Crescent N
Lethbridge, Alberta**

MLS # A2305873



\$459,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 553 Mary Cameron Crescent N, located in the highly sought-after, family-friendly neighborhood of Legacy Ridge! This wonderful bungalow offers just under 1,000 sq ft of comfortable living space on the main floor and is the perfect starter home with everything you need—and more. Pride of ownership is evident throughout this meticulously maintained home—simply move in and enjoy. The main floor features a bright, open living area that’s ideal for everyday living and spending time with family. You’ll find a spacious primary bedroom complete with a walk-in closet, along with a second bedroom on the main floor to keep everyone close. The functional U-shaped kitchen offers great workspace and flows nicely into the dining area, where patio doors lead out to your back deck—perfect for BBQ season and outdoor relaxation. Downstairs, the fully developed basement provides a cozy rec room you’ll love for movie nights or catching the big game. Two additional bedrooms and a full bathroom offer plenty of space for family, guests, or a home office setup. Additional features include central A/C, underground sprinklers, tankless hot water on demand, and a double detached garage. This is an excellent opportunity to get into a fantastic neighborhood—contact your REALTOR® and book a showing today!