



Anne French  
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1220 43 Avenue N  
Lethbridge, Alberta

MLS # A2307868



**\$330,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.15 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>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Garage heater, shed

Welcome to this beautifully maintained 818 sq. ft. bungalow built in 2009, located in the quiet community of Hardieville in north Lethbridge. This 2 bedroom, 1 bathroom home offers a bright open-concept design with modern, functional finishes that make the space feel both stylish and comfortable. The thoughtfully designed layout creates an inviting atmosphere perfect for first-time buyers, downsizers, or anyone looking for low-maintenance living. Situated on a large lot with a private yard, this property offers plenty of space for outdoor enjoyment along with ample parking and room for your RV. The heated 24 x 24 detached garage provides excellent storage, workspace, or protection for your vehicles year-round. Conveniently located just a short walk from Legacy Park, you'll enjoy easy access to walking paths, playgrounds, and green space while still being tucked away in a peaceful neighbourhood. This is a fantastic opportunity to own a modern bungalow with space, privacy, and functionality in a great north Lethbridge location.