



Anne French  
Your REALTOR®  
Love where you live.

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557 Mary Cameron Crescent N  
Lethbridge, Alberta

MLS # A2311600



**\$494,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<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, Landscaped		

<b>Heating:</b>	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>	Vinyl Siding	<b>Zoning:</b>	(R-SL)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** Refrigerator, Hood fan, Stove, Dishwasher, Microwave, Washer, Dryer, Window coverings, backyard shed.

Located in a desirable north Lethbridge neighbourhood, this beautifully fully developed detached home offers the perfect balance of space, comfort, and convenience. With 4 bedrooms and 2.5 bathrooms, this move in ready property is ideal for growing families or anyone looking for a well maintained home with room to enjoy. Step inside to discover a bright and inviting layout with plenty of room to entertain and relax. The fully developed interior provides spacious living areas across all levels, giving you flexibility for family living, guests, a home office, or recreational space. Outside, you’ll love the convenience of the spacious double detached garage, along with an additional side parking spot in the backyard, perfect for parking extra vehicles, or recreational toys. The yard offers an excellent space for outdoor enjoyment, gardening, or summer gatherings and also has an outdoor shed for extra storage. Close to parks, schools, shopping, and everyday amenities, this home truly checks all the boxes. Stylish, functional, and move in ready, this is one you won’t want to miss!