



Anne French
Your REALTOR®
Love where you live.

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28 Jessie Ursenbach Way N
Lethbridge, Alberta

MLS # A2312167



\$447,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	814 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Gated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water		

Inclusions: Refrigerator, gas range, dishwasher, washer, gas dryer, on demand hot water tank, garage door opener and 2 remotes, microwave, solar panels, electric heater in garage, wall mount in kitchen, all window coverings

Welcome to your dream family home in the highly sought-after community of Legacy Ridge! This inviting bi-level offers the perfect balance of comfort and convenience. Featuring two bright main-level bedrooms, a spacious bathroom, spacious kitchen with gas top stove and a west-facing patio with breathtaking views, this home is ready for your family to enjoy. The fully finished walkout basement with durable vinyl flooring offers fantastic potential for a suite, while the detached heated garage and included solar panels add both practicality and energy savings. Plus, for the grill master, there's a natural gas hook-up on the upstairs patio—perfect for summer BBQs and entertaining. Don't miss this opportunity—call your Realtor and book your viewing today!