

**241 Agnes Short Place N
Lethbridge, Alberta**

MLS # A2316837



\$429,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,003 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located in an upscale cul-de-sac overlooking the coulees, this charming 2-bedroom, 2-bathroom home offers comfort, convenience, and outstanding potential. The bright, functional layout features a spacious primary bedroom with ensuite, a modern kitchen with quartz countertops and pantry, and a generous dining area that opens onto a large deck. The unfinished basement presents an excellent opportunity to add living space and build equity, making this home an attractive option for both homeowners and investors. Outside, you'll find a large yard, double detached garage, and even RV parking. Located in sought-after Legacy Ridge, close to schools, parks, shopping, and walking paths, this property combines an exceptional location with room to grow.