

**554 Margaret Sutherland Crescent N
Lethbridge, Alberta**

MLS # A2321379



\$445,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	932 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water		

Inclusions: none

Welcome to 554 Margaret Sutherland Crescent N, a well-maintained 2008 four-level split in the family-friendly community of Legacy Ridge. This bright home offers an open-concept main floor that flows effortlessly from kitchen to living to dining — ideal for both everyday living and entertaining. Featuring 3 bedrooms, 2 bathrooms, and a spacious king primary with walk-in closet. Stay comfortable year-round with central air and the added convenience of central vac. Big-ticket items are done: shingles approx. 8 years old, fridge and on-demand hot water system both approx. 1 year old. The detached double garage provides ample parking, storage, and workshop space. Located steps from St. Teresa of Calcutta School with quick access to shopping and amenities. Move-in ready, on a welcoming and peaceful crescent!