

274 Mildred Dobbs Boulevard N
Lethbridge, Alberta

MLS # A2334507



\$369,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,133 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to this beautiful end-unit 2-storey townhome in the desirable community of Legacy Ridge—offering no condo fees, an unbeatable location, and plenty of space for the whole family. Perfectly situated facing a park and St. Teresa Elementary School, this home enjoys added privacy, extra natural light, and the benefits of end-unit living, all while having green space and a school just steps from your front door. With 1,133 sq. ft. above grade, this well-maintained home features 3 bedrooms, 1 full bathroom, and 2 convenient half baths. The bright and spacious main floor is designed for comfortable everyday living, boasting a generous living room and a functional kitchen with ample cabinetry, plenty of counter space, and room for family gatherings. The unfinished basement provides a fantastic opportunity to customize the space to suit your needs, with room to create a fourth bedroom, additional family room, home office, gym, or extra storage. Step outside to enjoy your own private backyard—perfect for relaxing, entertaining, or letting kids and pets play. Completing the property is a single detached garage with additional parking options. Located close to parks, walking paths, schools, Alexander Wilderness Park, scenic coulee views, Legacy Park, and a variety of amenities, this home offers an exceptional lifestyle in one of the city's most family-friendly neighbourhoods. Whether you're a first-time buyer, growing family, or investor, this move-in-ready townhome is an outstanding opportunity you won't want to miss!