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Your REALTOR®
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27 Jessie Robinson Close N Lethbridge, Alberta

MLS # A2341251

$439,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Front Drive, Garag		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Low Maintenance Landscape, Private, Street L		

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

Features: Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, range hood, dishwasher, microwave, washer/dryer, garage door opener/remote, window hardware/coverings, most metal shelves in the garage, garage fridge

LOCATION, LIFESTYLE & PRIDE OF OWNERSHIP! This exceptionally well cared for, one owner home is perfectly positioned in a quiet loop with some of the best amenities right outside your door. You’re just minutes from Legacy Park, St. Teresa of Calcutta School, the dog park, playgrounds, walking paths, a seasonal fruit stand, Reubens Veggie Barn, convenience store, car wash and fast food options, making everyday life incredibly convenient for busy families, dog lovers and anyone who enjoys having everything close by. Inside, the home offers a spacious and functional layout with plenty of room for everyone. The main floor features a bright open concept kitchen, dining and living area, complete with an electric fireplace that creates a cozy focal point. The primary bedroom is conveniently located on the main floor and features a luxurious 5 piece ensuite that leads to a large walk-in closet. A large office provides an ideal work from home space and could easily be utilized as an additional bedroom if desired. Main floor laundry adds another layer of convenience & a 2 piece powder room for guests. Downstairs is where this home really shines for those who need space and flexibility! A large recreation room provides plenty of room for movie nights, entertaining or family hangouts, while the built in bookshelves create a dream setup for your library, gaming collection, décor, books or collectibles. Two additional bedrooms and a large den offer endless possibilities. Think home gym, kids' playroom, gaming room, hobby space or another office. There’s also a 4 piece bathroom, cold room and additional storage, giving you plenty of practical space without sacrificing the fun. There is a covered east facing back deck, perfect for enjoying your morning coffee, relaxing outdoors or entertaining while enjoying the sunshine. The gravel parking area provides valuable

additional space for vehicles, a camper, trailer or recreational toys. Prefer grass, gardens or a more traditional backyard? The current yard is essentially a blank canvas ready for your own landscaping vision. OR NEED A 2ND GARAGE? You can add a 2nd garage UP TO 641 sq ft (buyer to do their own due diligence with the City of Lethbridge). The home has been thoughtfully maintained and updated, including central air conditioning approximately 8 years old, a newer hot water on demand system, a steam shower, and a $12,000 roof replacement completed in 2024. A double attached front garage provides secure parking and additional storage. Located in a peaceful loop with easy access to neighborhood walking paths and convenient routes in and out of the community, this is a home that offers the rare combination of space, flexibility, convenience and location. Whether you’re heading to school, taking the dog to the park, grabbing groceries and a quick meal, or enjoying a walk through Legacy Park, so much is right nearby. A lovingly maintained one owner home in a location that is hard to beat!

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