



GRASSROOTS
REALTY GROUP

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4022 10 Street N
Lethbridge, Alberta

MLS # A2319601



\$489,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s)		

Inclusions:	N/A
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Welcome to this stunning 3-bedroom, 2.5-bathroom two-story home in the highly sought-after Legacy community of North Lethbridge! As you step inside, you will be greeted by a spacious entryway and high ceilings that carry throughout the main floor, creating a bright and inviting atmosphere. Around the corner, the open-concept layout awaits, showcasing a modern black kitchen with stainless appliances, including a walk in pantry, a large center island and quartz countertops. The kitchen flows seamlessly into the dining and living areas, making it the perfect space for both entertaining and everyday living. Enjoy easy access to the rear deck and fully fenced yard, right off the dining room. The large primary suite offers a private 4-piece ensuite and generous walk-in closet, while two additional bedrooms down the hall feature large closets and share another 4-piece bathroom. Laundry is located on the top floor next to the primary bedroom - no more unnecessary trips to the basement! This house comes with an attached double car garage and driveway. The basement is undeveloped and is ready for you to add your own touch! Don't miss your chance - call your favourite agent today!