



GRASSROOTS
REALTY GROUP

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**354 Mildred Dobbs Boulevard N
Lethbridge, Alberta**

MLS # A2327994



\$367,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot		

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

Inclusions: None

Welcome to 354 Mildred Dobbs! This beautiful 1,100 sq. ft. end-unit townhouse in the highly sought-after community of Legacy Ridge—the ultimate starter home with no monthly condo fees! Situated on a premium corner lot, this bright home benefits from extra windows, flooding the open-concept main floor with natural light. The functional layout features a spacious living area, a modern kitchen perfect for entertaining, and a convenient 2-piece guest bath. Beat the summer heat with central air conditioning already installed! Upstairs, you will find 3 comfortable bedrooms and 2 full bathrooms, including a private ensuite in the primary bedroom. Need more space? The undeveloped basement is a blank canvas, perfect for storage now or a future rec room and bathroom to grow your equity. Step outside to your extra corner-lot yard space, located right next to St. Teresa Elementary School—making the morning drop-off an absolute breeze. Perfect for first-time buyers looking for a turnkey home in a fantastic neighborhood. Don't miss out, call your agent and schedule your viewing today!