



GRASSROOTS
REALTY GROUP

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215 Haru Moriyama Place N
Lethbridge, Alberta

MLS # A2328962



\$375,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	726 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	(R-50)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage, Sump Pump(s)		

Inclusions:	A/C, Dishwasher, Microwave, Range Hood, Refrigerator, Stove, Washer, Dryer, All window coverings, shed
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Welcome to this beautiful and spacious 4 bedroom home in the highly desirable Legacy Ridge community! Thoughtfully designed with space and functionality in mind, this home is perfect for families, first-time buyers, or investors. The bright main floor welcomes you with soaring vaulted ceilings that create an open and inviting atmosphere. Upstairs, you'll also find a spacious bedroom and a full bathroom, offering a comfortable and private retreat. The fully developed lower level features three additional bedrooms, a second full bathroom, and plenty of space for a growing family or guests. Step outside to enjoy the generous backyard, ideal for relaxing, entertaining, or letting kids and pets play, along with convenient rear parking. You'll be just minutes from schools, parks, Legacy Park - featuring its spray park, shopping, walking paths, and many other everyday amenities. This home offers the perfect combination of space, comfort, and an unbeatable location. Don't miss your chance to make it yours!