



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1002 Alice Birch Point N
Lethbridge, Alberta

MLS # A2330706



\$445,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Central Air Conditioner, Dishwasher, Refrigerator, Microwave Hood Fan, Washer and Dryer, Curtains in basement only, 2 x hose reels

Welcome to this beautifully maintained bi-level offering over 1,050 sq. ft. of thoughtfully designed living space, plus a fully developed basement, perfectly situated on a large corner lot in a desirable northside neighbourhood. From the moment you step inside, you'll appreciate the spacious front entry featuring a large sidelight, double closet, and iron spindle railing leading to the main floor. The bright, open-concept main level is enhanced by vaulted ceilings, oversized bay-style windows fill the home with natural light. The modern kitchen is both stylish and highly functional, showcasing sleek flat-panel cabinetry, stainless steel appliances, a large peninsula island perfect for entertaining or everyday living, a generous pantry. A large side dining room window adds even more sunshine, creating a warm and inviting space for family meals. Spacious bedrooms throughout offer comfortable living. The fully developed basement, completed with permits, features durable vinyl plank flooring, a bright and spacious family room with loads of pot lights, a third bedroom, and a second full bathroom, providing a total of three bedrooms and two full bathrooms. Step outside to enjoy the beautifully landscaped corner lot, where established perennial gardens create exceptional curb appeal throughout the season. Mature Tower Poplar along the side of the home adds beauty and privacy, while the partially fenced yard offers plenty of outdoor space to enjoy. The sheltered rear deck, protected on two sides, along with the lower patio finished with oversized sidewalk blocks, creates the perfect setting for relaxing or entertaining. A double rear parking pad provides convenient off-street parking. Additional value comes from the recently installed high-efficiency heat pump, providing energy-efficient heating and air conditioning for year-round comfort. Ideally located close to St. Teresa of Calcutta School,

Alexander Wilderness Park, and an extensive network of walking, hiking, and biking trails, this move-in-ready home offers the perfect combination of style, comfort, and convenience. Contact your favourite REALTOR® today to book your private showing!