



GRASSROOTS
REALTY GROUP

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**430 Lettice Perry Road N
Lethbridge, Alberta**

MLS # A2330973

\$480,000



No Photo Available

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Storage, Sump Pump(s)		

Inclusions: Stove, Hood Fan, Dishwasher, Refrigerator, Washer and Dryer (Pedestal units included), Microwave, Electric Fireplace, TV Bracket, Central Vacuum/Attachments, Underground Sprinklers, Garage Door Opener, 2 Electric Heaters in Garage, Alarm System including 7 cameras and recorder.

Beautifully maintained and thoughtfully updated, this fully developed bi-level offers 4 bedrooms, 3 bathrooms, and an exceptional combination of comfort, style, and functionality. Situated on a beautifully landscaped corner lot, this home provides outstanding curb appeal, extra parking, and a 22'x 24' detached garage complete with two electric heaters, along with optional RV parking if desired. Step inside the impressive front entry featuring a large window, tile staircase, spacious coat closet, deacon's bench for extra storage, wrought iron railing with a rich dark oak handrail. The main floor showcases vaulted ceilings, a cozy gas fireplace, and oversized windows that flood the home with natural light. The modern kitchen is both beautiful and functional, dark stained, oak cabinetry, stainless steel appliances with new stove, a large island with a raised eating bar, generous pantry space, and a 2' x 4' skylight above the island that fills the space with sunshine. The fully developed basement provides an expansive family and entertaining area complete with custom built-ins, oversized bi-level windows, and a warm electric fireplace. The front basement bedroom features laminate flooring, central vac floor sweep, and rough-in water lines, offering excellent flexibility for a future sink or vanity area. The basement bathroom is finished with in-floor heating and a stylish glass vessel sink, adding a touch of modern luxury. Outside, enjoy the vinyl deck with natural gas line overlooking the backyard and under the deck has built in storage. The beautifully landscaped front yard features stunning perennial flower beds, a mature tree, and underground sprinklers, creating exceptional curb appeal throughout the growing season. Additional features include air conditioning, voice-activated lighting, a security system with recorder, and the pride of

ownership that is evident throughout this exceptionally well-maintained home. Move-in ready with an ideal blend of style, comfort, and functionality, this is a property you'll be proud to call home!