



GRASSROOTS
REALTY GROUP

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126 Dorothy Gentleman Cres N
Lethbridge, Alberta

MLS # A2338501



\$514,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,065 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Many Trees, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome home to this beautiful northside sanctuary, ideally situated just steps from Lethbridge's premier Legacy Park. Combining thoughtful design with an unbeatable location, this exceptional property offers the perfect blend of family functionality and serene outdoor living. From the moment you arrive, the incredible curb appeal sets the tone with mature, towering trees and pristine landscaping that creates a private, park-like atmosphere. Step inside through the expansive, welcoming entry that easily accommodates family and guests without feeling crowded. The heart of the home features a well-laid-out open floor plan, seamlessly connecting the primary living, dining, and kitchen areas. Sunlight pours through generous windows, highlighting the airy layout that makes everyday living and entertaining an absolute breeze. With 4 spacious bedrooms and 3 full bathrooms, there is plenty of space for everyone to thrive. The primary suite serves as a quiet retreat, while the additional bedrooms offer flexibility for a growing family, dedicated home office, or guest quarters. Vehicle owners and hobbyists will love the large double attached car garage, providing abundant space for two vehicles or additional storage or workbench setup. Out back, your private oasis awaits. Unwind under the shade of mature trees, enjoy summer barbecues on the patio, or take a short stroll to Legacy Park to explore its extensive walking trails, spray park, and green spaces. Don't miss the opportunity to own a complete package in one of Lethbridge's most desirable northside neighborhoods. Schedule your private showing today! Of note: Roof 2024, Hot Water Tank 4 years old, Stove 2022, Microwave 2022, Carpet upstairs 2021. Furnace incorporates reusable filter system.

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