



GRASSROOTS
REALTY GROUP

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2, 209 Lettice Perry Road N
Lethbridge, Alberta

MLS # A2348958

\$334,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	695 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Fridge, stove, washer/dryer, blinds, microwave, dishwasher, light fixtures.		

Some homes just make sense. #2, 209 Lettice Perry Road N is one of them. At \$339,000, this 3-bedroom, 2-bathroom townhouse in Legacy Ridge gives you something that's getting harder to find in Lethbridge: a home you can actually get into, enjoy, and grow into without paying a premium just for the address. The layout works whether you're buying your first place, starting a family, downsizing, or looking for a property that makes sense as an investment. Three bedrooms give you flexibility for kids, guests, a home office, or whatever life throws at you next, while two full bathrooms make everyday living that much easier. Then there's the location. You're in the middle of a neighborhood that was built for everyday living. Legacy Regional Park is close by with playgrounds, a spray park, skate park, pickleball and tennis courts, sports fields and plenty of room to get outside. Schools, Walmart, Sobeys, restaurants, Tim Hortons. These everyday amenities are all within easy reach. That's what makes this one interesting. It isn't trying to be a \$700,000 showpiece. It's a practical, affordable home in a newer north-side community where you can spend your money enjoying your life instead of simply paying for the house. First home? Absolutely. Growing family? You bet. Investment property? Worth a look. Looking for something that simply makes sense? Here you go. At \$339,000, #2, 209 Lettice Perry Road N deserves a spot on your shortlist.