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346 Lettice Perry Road N
Lethbridge, Alberta

MLS # A2352441

$499,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,264 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-SL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, OTR Microwave, washer dryer (to be replaced), Central AC

Beautifully maintained and in mint condition, this 4 level split in Legacy Ridge offers 4 bedrooms, 3 full bathrooms, and three developed levels of comfortable living space. The open concept main floor is perfect for everyday living and entertaining, with recently refinished kitchen cabinet doors giving the kitchen a fresh look. Upstairs features three bedrooms, which is an ideal layout for families with younger children. The master bedroom includes a private 3 piece ensuite. On the third level, you’ll find a welcoming living room with a gas fireplace, a fourth bedroom, and the laundry room. The undeveloped fourth level currently provides generous storage and offers potential for another large living room or games room. Beautiful landscaping and a 24 x 24 double detached garage complete this exceptionally well maintained home.

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