

# \$449,000 - 565 Mary Cameron Crescent N, Lethbridge

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MLS® #A2209404

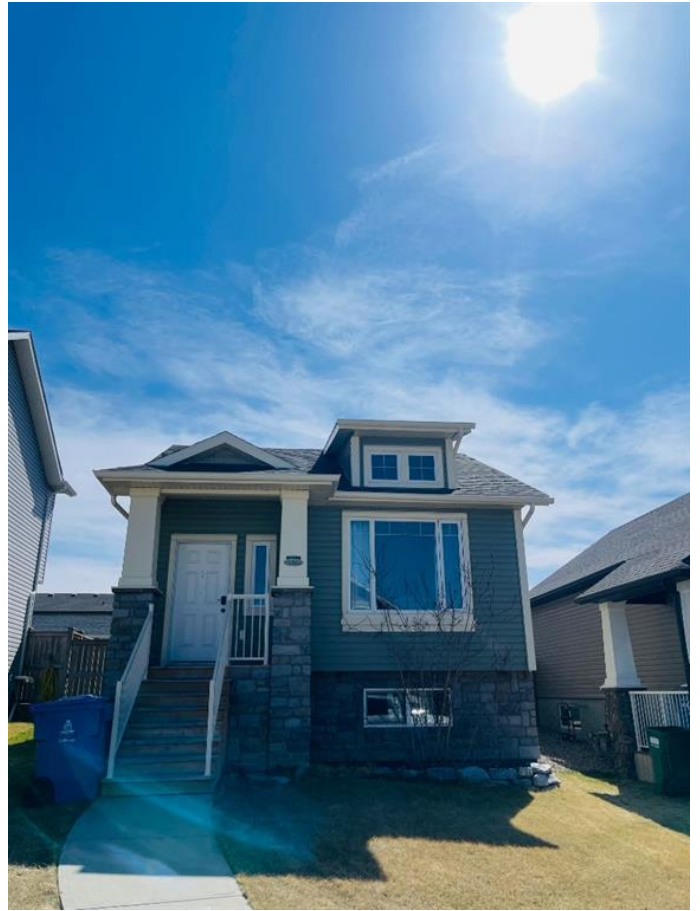
**\$449,000**

4 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.10 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to this stunning 4-bedroom, 2-bathroom home located in the desirable Legacy Ridge community in North Lethbridge! This spacious and well-maintained property offers 2 bedrooms and 1 full bathroom on the upper level, and 2 more bedrooms and 1 full bathroom on the lower level, perfect for families or multi-generational living. Step inside to enjoy the vaulted ceilings in the living room, creating an open, airy feel. The home is equipped with central vacuum system, HVAC, a sump pump and a fire compression system for added safety and peace of mind. Outside, youâ€™ll find a double detached heated garage, complete with a mounted TV perfect for a workshop, gym, or hangout zone. There is extra parking area at the back of the house and more off-street parking at the front. This house is Located near parks, schools, shopping centers and walking trails. The property combines comfort, convenience, and quality. Donâ€™t miss your chance to view this beautiful property in one of Lethbridge desirable neighborhoods! Call your favourite realtor to see the property today.



Built in 2011

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2209404  |
| Price    | \$449,000 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 998         |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 565 Mary Cameron Crescent  |
| Subdivision | Legacy Ridge / Hardieville |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1H 5R4                    |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 3                           |
| Parking        | Double Garage Attached, Off |
| # of Garages   | 2                           |

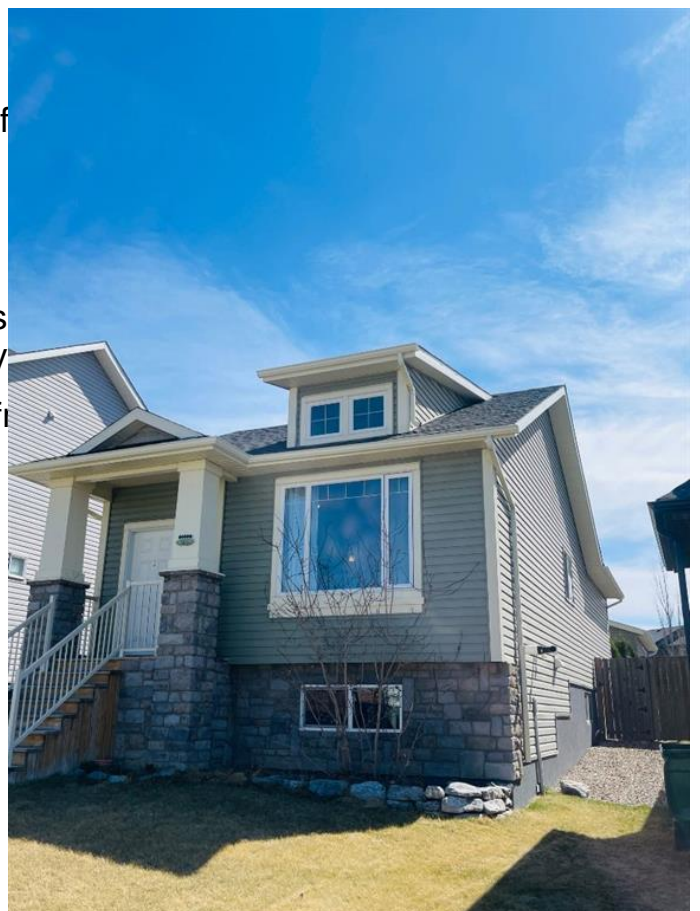
### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Vinyl |
| Appliances        | Dishwasher, Microwave, Ref                            |
| Heating           | Central, Forced Air                                   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stone, Vinyl Siding   |
| Foundation        | Poured Concrete       |

### Additional Information



|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 28               |
| Zoning         | R-SL             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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