

# \$500,000 - 394 Lettice Perry Road N, Lethbridge

MLS® #A2246564

## \$500,000

4 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.10 Acres

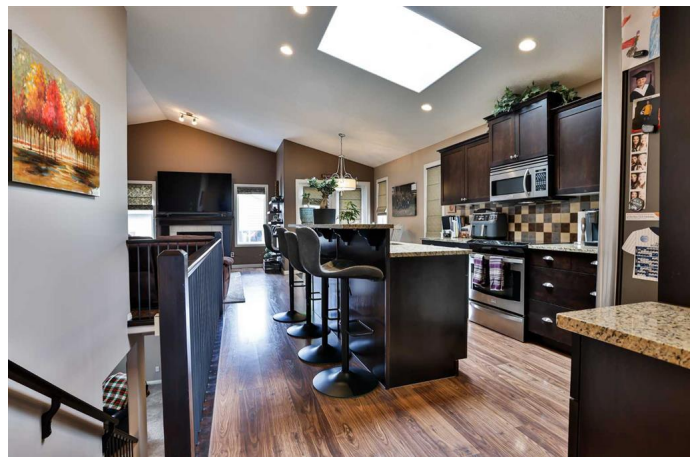
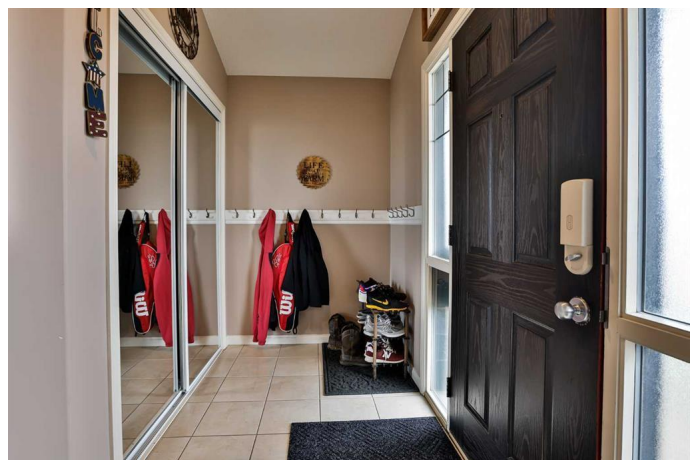
Legacy Ridge / Hardieville, Lethbridge, Alberta

A perfect bungalow in Legacy Ridge with all the things a family needs! This home has 4 bedrooms, 3 bathrooms, open concept main floor, kitchen granite counters, vaulted ceilings, double-wide skylight, stainless steel appliances, gas fireplace in the living room and dinning nook which opens to partial covered deck. The master bedroom has a 3-piece en-suite with a walk-in shower, a 4-piece main floor bath and a main floor laundry room. The basement is fully developed with 2 more large bedrooms, one with walk-in closet another 4-piece bathroom and an inviting family room. Outside is a well manicured yard with under ground sprinklers (front & back), gas line to BBQ, and a 22x24 double garage with interior finished. Even a picket fence on the front of the property! All this just steps away from the 73 acres Legacy Regional Park.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246564  |
| Price          | \$500,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,170     |
| Acres          | 0.10      |
| Year Built     | 2007      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 394 Lettice Perry Road N   |
| Subdivision | Legacy Ridge / Hardieville |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1H 5P1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                                                       |
| Heating           | Forced Air                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                    |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | None                                                                   |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Stone, Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 13               |
| Zoning         | R-CL             |

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE - LETHBRIDGE

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