

# \$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

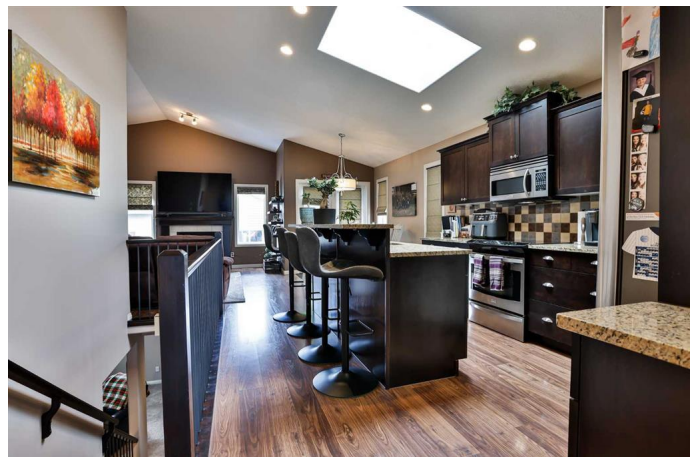
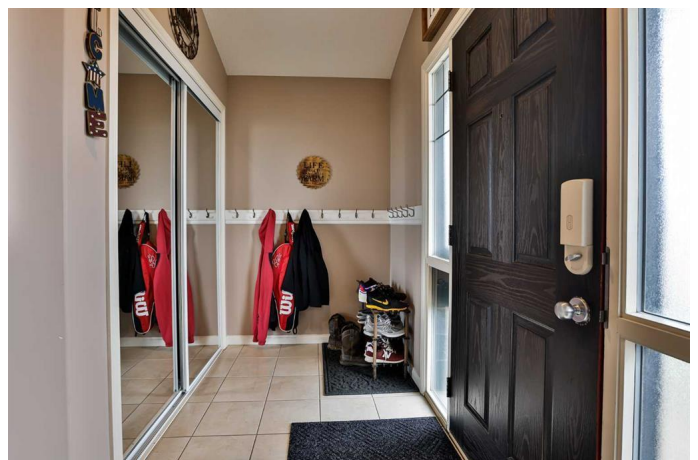
Legacy Ridge / Hardieville, Lethbridge, Alberta

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
Zoning	R-CL

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.