

\$430,000 - 446 Lettice Perry Road N, Lethbridge

MLS® #A2246715

\$430,000

4 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.09 Acres

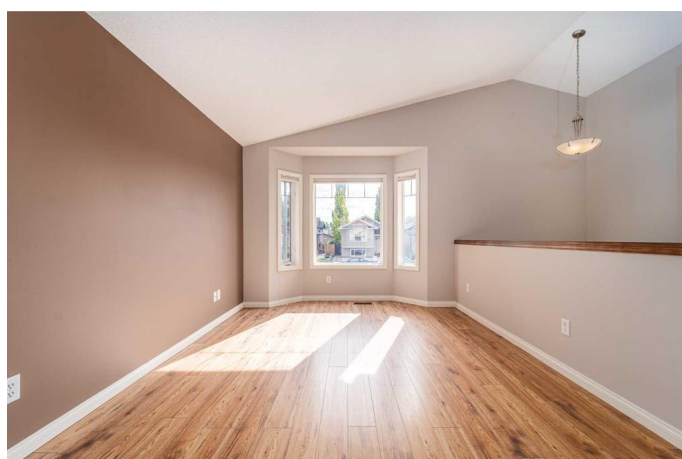
Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to Legacy Ridge! This charming 907 sq ft bi-level offers the perfect blend of comfort, convenience, and updates. Featuring 4 bedrooms and 2 bathrooms, this home has been thoughtfully refreshed with fresh paint throughout, new vinyl plank flooring in the basement, and a new roof installed just last year. The kitchen includes a brand-new dishwasher, making it ready for your culinary adventures.

The fully finished walkout basement provides direct access to your backyard, where you can relax by the peaceful koi pond or entertain on your covered deck above. A double attached garage (22' x 20'6") offers plenty of space for parking and storage.

You'll love the unbeatable location—just a 2-minute walk to Legacy Park and St. Teresa of Calcutta Elementary School, plus only minutes from Alexander Wilderness Park and Pavan Park for hiking, biking, and outdoor adventures.

With its ideal setting in one of North Lethbridge's most sought-after communities, this move-in-ready home is ready for its next chapter.



Built in 2007

Essential Information

MLS® # A2246715

Price \$430,000

| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 907 |
| Acres | 0.09 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 446 Lettice Perry Road N |
| Subdivision | Legacy Ridge / Hardieville |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1H 5P1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, European Washer/Dryer Combination, Garage Control(s), Range Hood, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |

| | |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 5th, 2025 |
| Days on Market | 2 |
| Zoning | R-CL |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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