

**1236 42 Avenue N
Lethbridge, Alberta**

MLS # A2166582



\$425,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Primary Downstairs, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, hood fan, garage door opener + remote, central air conditioner, shed, blinds

Welcome to Hardieville! An extension of Legacy Ridge, this community offers a quiet place to call home! Walking distance from the Legacy Regional Park, coulees and a short drive to Pavan Park! This raised bungalow boasts something we've all been looking for - PARKING! With plentiful front parking options, including a tandem driveway and a few off-street options, this is only made better with the 25 x 25 detached garage with 10' overhead doors and in-floor heating! The front entry to this home is a cozy enclosed porch, great for that morning cup of coffee! The main floor is bright and spacious - vaulted ceilings make the living area inviting and with an open flow to the kitchen and dining, this space is great for hosting! There's 2 bedrooms on the main floor that share a 4 piece bathroom. The basement offers a walk-up to the backyard, 2 more bedrooms with one being a converted primary, hosting a 3 piece ensuite and walk-in closet. There's storage space in the basement and an open laundry area. The backyard has a 2 tier deck and private yard that is fully fenced and landscaped!