



Anne French
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724 Florence Ho Leong Crescent N
Lethbridge, Alberta

MLS # A2183451



\$460,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	924 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door opener

Welcome to this stunning 4-level split house situated in a desirable neighborhood, conveniently located near schools and parks. As you enter, you are greeted by a welcoming foyer that sets the tone for the rest of the home. On the main level, you will discover a spacious kitchen designed with both style and practicality in mind. The kitchen features a generous long island, perfect for family meals, casual dining, and gatherings with friends. The island provides more counter space for food preparation and is an ideal spot for loved ones to congregate while you cook. Adjacent to the kitchen, the open-concept living and dining areas create an inviting space for relaxation and entertainment. The living room also boasts large windows. On the second level you have the primary bedroom and another ample bedroom along with a full bathroom which features jetted tub and separate shower. The 3rd level features a cozy family room with easy access to the backyard, perfect for movie nights or game days, and another bathroom. On the fourth level you will find an spacious bedroom, laundry room and a vast storage/den. Additionally there is also a double detached garage and generous backyard. Don't miss out on this one!