



Anne French
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Love where you live.

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454 Lettice Perry Road N Lethbridge, Alberta

MLS # A2184668



\$349,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer

Welcome to your new home at 454 Lettice Perry Rd N, Lethbridge, AB! This charming two-bedroom, one-bathroom house offers a cozy and efficient layout across 950 square feet of living space, perfect for individuals or small families seeking a comfortable living environment. Priced under \$350,000, this attractive property stands as an exceptional value in today's market, especially within the serene neighborhood of North Lethbridge. The house is ideally situated close to Scenic Drive N, providing easy access to surrounding amenities, including shopping centres and community hubs. The property includes a parking pad, ready for a future garage addition, enhancing convenience and storage capabilities. Furthermore, the home offers exciting potential with an unfinished basement that awaits your personal touch—perfect for designing an additional living space, home office, or recreation room to meet your unique needs. Whether you're a first-time home buyer or looking to downsize, this property provides a fantastic opportunity to own a home in a sought-after location with ample room for customization and growth. Don't miss out on making 454 Lettice Perry Rd N your new address!