



Anne French  
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415 Haru Moriyama Place N  
Lethbridge, Alberta

MLS # A2186286



**\$554,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, AC

Welcome to 415 Haru Moriyama Place! This meticulously maintained 4-bedroom home is situated on a large, pie-shaped lot, offering plenty of outdoor space. The home features an open-concept design with vaulted ceilings, creating a bright and spacious atmosphere throughout. The updated kitchen is equipped with stainless steel appliances and ample counter space, perfect for cooking and entertaining. The master suite includes a private en-suite bathroom, while three additional generously sized bedrooms provide plenty of room for family or guests. Enjoy the large backyard, ideal for outdoor activities and gatherings. Located near parks, schools, a brand-new plaza and only 5 minutes away from Walmart, offering convenience at your doorstep. With its prime location and well-maintained features, this home is a perfect choice for families or anyone seeking comfort and convenience. Don't miss the opportunity and call your favourite realtor to make this your dream home!