

**606 Margaret Sutherland Crescent N
Lethbridge, Alberta**

MLS # A2198553



\$377,500

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	899 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: sheds

Welcome to this charmer that is freshly renovated, and located in an incredible location! From the minute you open the front door you will appreciate the thoughtful fresh updates. New paint, tile, lights, and vinyl plank flooring totally freshen up this nice open main floor. A huge window on the front of the home floods this space with natural light. The kitchen has plenty of counter space, stainless steel appliances, and a new sink and faucet too. The dining room completes this floor, with another large window, and plenty of space for the whole family. Up just a few stairs you will find the primary bedroom with huge walk in closet, another bedroom, linen closet, and a four piece bathroom. This bathroom has also been freshened up, with new flooring, tub, toilet, sink, faucet, and backsplash! The lower level features a spacious family room, with plenty of space to host everyone to watch the game, and let the kids play too! There is even one more level, complete with a giant bedroom, the laundry, another fully renovated four piece bathroom, and the storage/mechanical room too. Outside features not one, not two, but three sheds (one is VERY oversized), and a new deck as well! Located on a quiet street close to an elementary school, shopping, restaurants, and so much more. Give your REALTOR® a call and come see this nicely updated home for yourself! It must be seen to be appreciated.