

**12 Alma Isobell Hodder Crescent N**  
**Lethbridge, Alberta**

**MLS # A2156097**



**\$490,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<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, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, Underground Sprinklers, Garage Heater, Floating Shelves on Main Floor, Laundry Folding Table

Want a fully finished 2 storey only one block from St. Teresa of Calcutta School? 4 bedrooms, 3.5 bathrooms and surrounded by green spaces with this great family home in Legacy Ridge! The main floor of this home is meant for entertaining, convenient half bath, open concept living, dining and kitchen space with quartz counters, gas fireplace and a deck that looks onto the green space you back! The second floor has 3 bedrooms, upper laundry, a 4 piece ensuite with soaker tub and 5 piece shared bathroom for the kiddos! No more fighting over one sink with this smartly planned dual sink bathroom when it's time to brush their teeth! The finished basement has the fourth bedroom, 3 piece bathroom, some storage space and a rec room. A landscaped yard boasts a fire pit area, access to a walking path that leads to the coulees and you're in a great location near amenities!