574 Mary Cameron Crescent N
Lethbridge, Alberta

MLS # A2183661

$454,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,249 sq.ft.	**Age:**	2010 (14 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-SL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: fridge, stove, dishwasher (brand new), OTR microwave, washer, dryer, window coverings, a/c unit, garage door opener and control

Step into this beautifully crafted Westwood model by Avonlea Master Builder, located in the desirable Legacy Ridge neighborhood of North Lethbridge. This fully developed 4-bedroom, 4-bathroom home offers both functionality and style, with rear lane access and a detached double garage for added convenience. The main floor welcomes you with 9-foot ceilings and an open layout that includes a U-shaped kitchen flowing seamlessly into the dining room, ideal for family gatherings. Convenient main floor laundry with a 2 piece bathroom. A deck off the back kitchen dining nook provides perfect space for BBQ's and entertaining or enjoy the front patio to relax and have morning coffee. Upstairs, you’ll find 3 spacious bedrooms, including a master suite with his and hers closets, and an 4 piece en-suite. The fully developed basement adds a fourth bedroom, an extra bathroom, and flexible space for recreation or a home gym. Located just 1 block from an elementary school and close to a scenic walking path, this home is perfect for families. With thoughtful design, modern amenities, and a prime location, 574 Mary Cameron Cres is the ideal family home in Legacy Ridge. Don’t miss out on this exceptional property!