

# **\$371,500 - 606 Margaret Sutherland Crescent N, Lethbridge**

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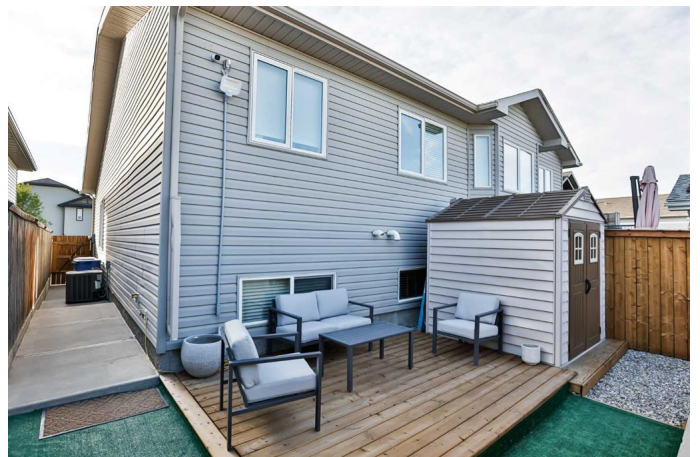
MLS® #A2198553

**\$371,500**

3 Bedroom, 2.00 Bathroom, 899 sqft  
Residential on 0.06 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

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.



Built in 2008

### **Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2198553                    |
| Price          | \$371,500                   |
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 899                         |
| Acres          | 0.06                        |
| Year Built     | 2008                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 4 Level Split |
| Status         | Active                      |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 606 Margaret Sutherland Crescent N |
| Subdivision | Legacy Ridge / Hardieville         |
| City        | Lethbridge                         |
| County      | Lethbridge                         |
| Province    | Alberta                            |
| Postal Code | T1H 5R9                            |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan                       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 58              |
| Zoning         | R-37            |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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