

# **\$539,900 - 226 Lettice Perry Road N, Lethbridge**

MLS® #A2223998

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.12 Acres

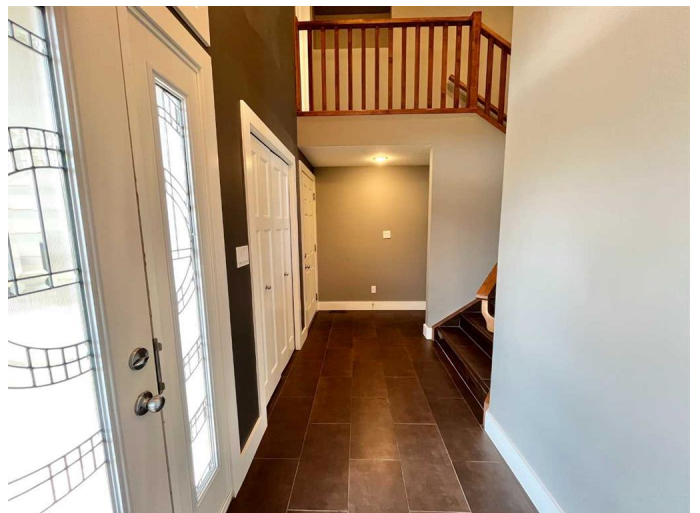
Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 226 Lettice Perry Road North!

This beautiful three bedroom, three bathroom bi-level home with over 2,100 square feet of open-concept space, ideally situated in Legacy Ridge and backing onto the Elizabeth McKillop Park, offers privacy with no neighbours behind and immediate access to walking paths, green space, and nature right from your backdoor.

Inside, you will be greeted by tall vaulted ceilings throughout the unit. Beautiful hardwood flooring flows through the open main floor, leading to the large kitchen with granite counter tops and ample cabinet and counter space. Just off the kitchen, the living space offers a gas fireplace, ample sunlight from large windows and a beautiful park view. The main floor also features a spare bedroom, a full bathroom, laundry and an office.

Upstairs, the spacious primary suite is sure to impress with a luxurious 4-piece ensuite featuring a jetted tub, vaulted ceilings and a huge walk-in closet. Downstairs, enjoy the fully finished basement that was built for entertainment with a theater-style living room, complete with wiring for an overhead projector and built-in sound system. There is also a spare bedroom and a full bathroom, and ample room to add another bedroom if desired. Get ready to be impressed by a large storage / utility room that wraps under the stairs. Outside, the beautifully landscaped backyard features underground sprinklers and offers private access to the park, making this location truly unmatched. All of this just



minutes from schools, shopping, and restaurantsâ€™ location and lifestyle come together in this remarkable home! Did we mention this home features an attached double car garage and A/C? Donâ€™t miss out, contact your favourite agent today!

Built in 2010

### Essential Information

MLS® #	A2223998
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	226 Lettice Perry Road N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5M2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed
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Appliances	Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Treed, Underground Sprinklers, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	R-L

## Listing Details

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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