

# \$385,000 - 563 Margaret Sutherland Crescent Avenue N, Lethbridge

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MLS® #A2232051

**\$385,000**

4 Bedroom, 2.00 Bathroom, 878 sqft  
Residential on 0.06 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 536 Margaret Sutherland Crescent, this half duplex is located in a quiet and very accessible neighborhood in the North. On the main floor you will find the living room, a modern kitchen with an island, dining area, 2 spacious bedrooms, a 4pc bathroom and the balcony. Downstairs, there are 2 additional bedroom, a laundry room, 4 pcs bathroom and a family room with a walk out. (can easily be turned into a suite). Close to Legacy Ridge, Legacy Park, St Teresa of Calcutta School, Gasoline station, Convenience stores and Walmart North. This gem wont last long. Call your favorite REALTOR® today to schedule a viewing.



Built in 2010

## Essential Information

MLS® #	A2232051
Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Semi Detached

Style Side by Side, Bi-Level  
Status Active

Community Information

Address 563 Margaret Sutherland Cre  
Subdivision Legacy Ridge / Hardieville  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1H5R9

Amenities

Parking Spaces 3  
Parking Parking Pad

Interior

Interior Features Jetted Tub, Kitchen Island,  
Tankless Hot Water, Vaulted  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,  
Washer/Dryer, Window Cove  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

Exterior

Exterior Features Balcony, Storage  
Lot Description Private  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2025  
Days on Market 2  
Zoning R-37

Listing Details

Listing Office Initia Real Estate



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