

# **\$439,900 - 578 Margaret Sutherland Crescent N, Lethbridge**

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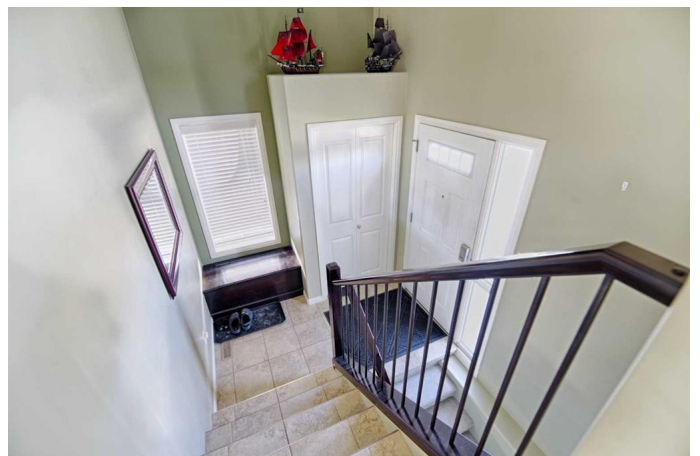
MLS® #A2246524

**\$439,900**

3 Bedroom, 2.00 Bathroom, 903 sqft  
Residential on 0.08 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 578 Margaret Sutherland Crescent N, a fully finished, move-in-ready bungalow located in the highly desirable and family-friendly community of Legacy Ridge in North Lethbridge. Ideal for first-time buyers, young families, or those seeking low-maintenance living, this charming home features 3 bedrooms, 2 full bathrooms, and a bright, open-concept layout that makes excellent use of space. The main floor offers a naturally lit living area, functional kitchen, and dedicated dining space, while the fully developed basement provides a second full bath and versatile living area perfect for a family room, guest space, home office, or playroom. Comfort is key with central A/C and never ending hot water the on-demand system. Outside, a double detached garage offers added convenience and value. Surrounded by scenic coulee views, walking and biking trails, and nearby parks and playgrounds. Blocks from your doorstep is Legacy Parkâ€™Lethbridgeâ€™s premiere outdoor recreation spaceâ€™featuring a spray park, multiple playgrounds, a skating rink, picnic areas, an outdoor spray park and vast open fields for community events and year-round outdoor fun. Whether you're enjoying a quick family outing, hosting a BBQ, or getting active, having Legacy Park steps away is a major lifestyle advantage. Legacy Ridge is a thoughtfully planned neighbourhood



with schools, green spaces, and amenities all within reach. Quick access to major roads, shopping, and daily essentials adds to the lifestyle appeal while maintaining a quiet, residential charm. This well-maintained property offers the perfect blend of comfort, location, and affordabilityâ€”Reach out to your favourite realtor today and experience everything 578 Margaret Sutherland Crescent N and Legacy Ridge have to offer!

Built in 2008

### Essential Information

MLS® #	A2246524
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	578 Margaret Sutherland Crescent N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5R9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R-CL

## Listing Details

Listing Office	REAL BROKER
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