

# \$414,900 - 562 Mary Cameron Crescent N, Lethbridge

MLS® #A2210691

**\$414,900**

4 Bedroom, 4.00 Bathroom, 1,365 sqft

Residential on 0.09 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

This fully developed 4 bedroom home has the perfect blend of comfort, features, and affordability. Entering into the home you're greeted with a bright and open living space, filled with natural light from the large windows throughout. The kitchen features rich wood cabinetry and plenty of counter space with a large island that allows seating for three. Adjacent to the kitchen is a beautiful dining area with a large window that frames the view of your outdoor space. Step outside to find a nice sized deck, perfect for morning coffee or summer BBQs. The backyard is generous, offering plenty of green space for the kids to run and play. You'll also find a parking area for two vehicles that could be expanded with a future garage. Back inside on the second floor you'll find three bedrooms and two bathrooms including your primary suite with a walk in closet and ensuite. The convenience of second floor laundry located near the bedrooms adds to the homes functionality. Moving to the fully finished basement you'll find a spacious family room with built in storage. There's also one more bedroom that features a murphy bed allowing the flexibility of being able to utilize the space as both an office and a bedroom. A storage room and a fourth bathroom with a large tiled shower completes the lower level. Additional comforts include central air conditioning, and an on demand hot water system, enhancing your everyday living experience. This home is located in one of the



very best areas of Legacy Ridge. Youâ€™re just one block from a K-6 school, with a park and a playground. Youâ€™re also only a few houses away from the access to a network of walking paths that interconnect the parks in the community as well as Alexander Wilderness Nature Preserve. This home is one you will not want to miss. Check out the virtual tour and call your favorite REALTOR® for your in person viewing today.

Built in 2012

### Essential Information

MLS® #	A2210691
Price	\$414,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,365
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	562 Mary Cameron Crescent N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6V6

### Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-SL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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