

# **\$372,500 - 606 Margaret Sutherland Crescent N, Lethbridge**

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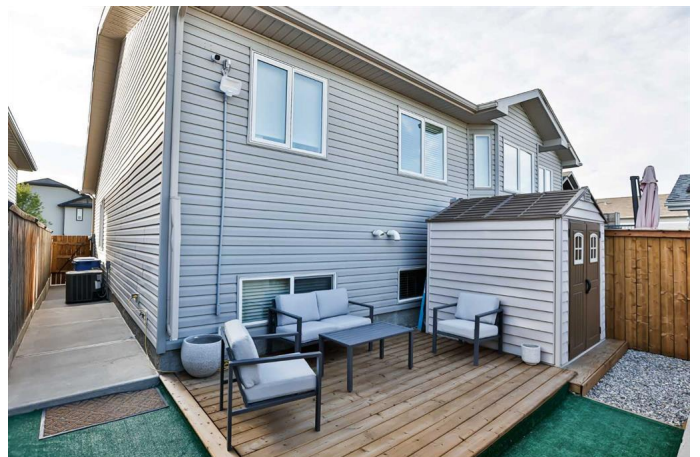
MLS® #A2198553

**\$372,500**

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	\$372,500
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
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### **Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
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	51
Zoning	R-37

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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