

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

MLS® #A2210691

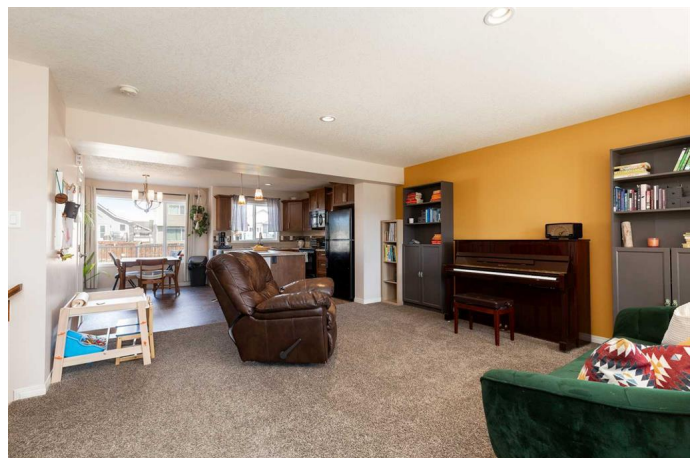
**\$414,900**

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'll be 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 home's 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 | 8                |
| Zoning         | R-SL             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.