

## 780-897-4003

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## 233 Agnes Short Place N Lethbridge, Alberta

MLS # A2262999



\$615,000

Legacy Ridge / Hardieville			
Residential/House			
2 Storey			
1,687 sq.ft.	Age:	2019 (6 yrs old)	
4	Baths:	3 full / 1 half	
Alley Access, Concrete Driveway, Double Garage Attached, Heated Garag			
0.13 Acre			
Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Leve			
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Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), W	alk-In Closet(s)	

Inclusions: Alarm system/cameras (Securecom), blinds, garage remotes, u/g sprinklers

Turn the key and fall in love with this mint condition, 4-bedroom, 3.5-bath home in Legacy, perfectly situated on a quiet cul-de-sac just steps from the coulee. With nearly 1,700 sq. ft. above grade, this like-new home offers a bright, open-concept layout with modern finishes throughout and a fully finished basement—ideal for a growing family or hosting friends. Upstairs, the spacious primary suite features a relaxing ensuite with a water closet, while two additional bedrooms, a cozy bonus room, and convenient upper-floor laundry make everyday living a breeze. The finished basement adds even more versatility with a fourth bedroom, flexible space for a gym, office, or media room, and a large storage area. Step outside and enjoy the beautifully landscaped backyard, complete with underground sprinklers and a dedicated dog run. The oversized, heated double garage provides ample space for vehicles, storage, and all your gear—perfect for year-round comfort. This home truly has it all: space, style, and an unbeatable location. Call your favourite REALTOR® today to book your private showing!