

578 Margaret Sutherland Crescent N  
Lethbridge, Alberta

MLS # A2246524



**\$439,900**

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	903 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Slab	Utilities:	-
Features:	Skylight(s)		

Inclusions: Microwave as is

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 Park&mdash;Lethbridge&rsquo;s premiere outdoor recreation space&mdash;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 affordability&mdash;Reach out to your favourite realtor today and experience everything 578 Margaret Sutherland Crescent N and Legacy Ridge have to offer!