

233 Agnes Short Place N
Lethbridge, Alberta

MLS # A2217972



\$605,000

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|------------------|--|---------------|------------------|
| Division: | Legacy Ridge / Hardieville | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,687 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Level | | |

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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), Walk-In Closet(s) | | |

Inclusions: Alarm system/cameras (Securecom), blinds

Move-in ready and beautifully finished, this 4-bedroom, 3.5-bath home in Legacy sits on a quiet cul-de-sac just steps from the coulee. With almost 1,700 sq. ft. above grade, this like-new home features a stunning open-concept layout, modern finishes throughout, and a fully finished basement perfect for a growing family or entertaining guests. Upstairs, the spacious primary retreat features a generous ensuite with a water closet. You'll also find two additional bedrooms, a cozy bonus room, and conveniently located laundry closet. The fully finished basement includes the fourth bedroom and offers flexible space for a home office, gym, or media room as well as a large finished storage room. Enjoy outdoor living in the beautifully landscaped backyard, complete with a dedicated dog run. The oversized, heated double attached garage offers ample space for vehicles, storage, and all your gear—an exceptional year-round feature. This home has it all: space, style, and an unbeatable location. Call your favorite REALTOR and book a showing today!