

# \$439,900 - 47 Alma Isobell Hodder Crescent N, Lethbridge

MLS® #A2089681

**\$439,900**

4 Bedroom, 2.00 Bathroom, 952 sqft  
Residential on 0.09 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

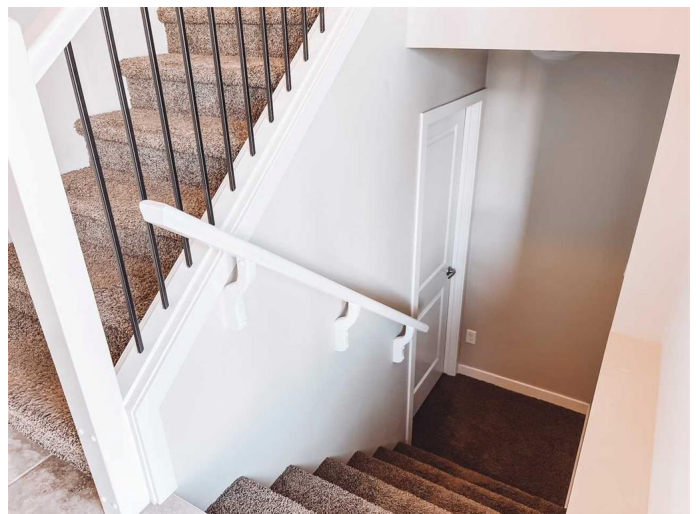
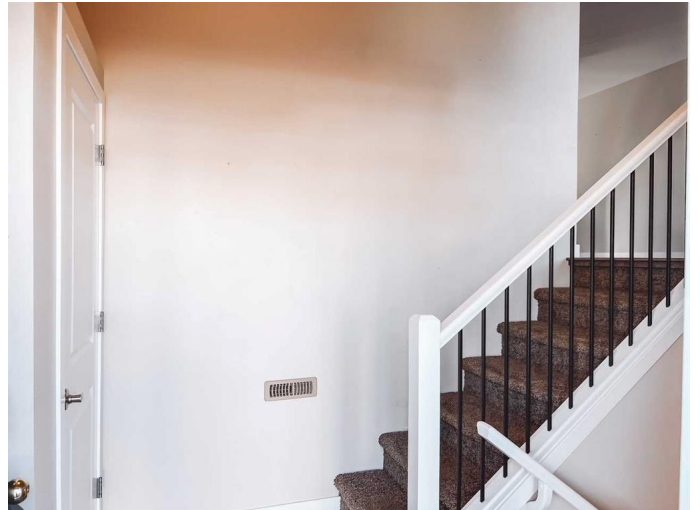
This is a LEGAL suite with 2 beds up and 2 beds down and a double detached garage in the rear. This house boasts a nice wide open floor plan. Each unit has a separate entrance and its own washer & dryer. Besides having a double detached garage there is also a Large parking pad in the front - room enough for 2 cars plus additional parking in the back. Parking will not be an issue here! This home shows fantastic and has many possibilities!

Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2089681    |
| Price          | \$439,900   |
| Sold Price     | \$420,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 952         |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information



|             |                                   |
|-------------|-----------------------------------|
| Address     | 47 Alma Isobell Hodder Crescent N |
| Subdivision | Legacy Ridge / Hardieville        |
| City        | Lethbridge                        |
| County      | Lethbridge                        |
| Province    | Alberta                           |
| Postal Code | T1H 6G7                           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 5                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan                                   |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                       |
| Cooling           | Partial                                                                          |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Suite, Walk-Up To Grade                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance                     |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2023 |
| Date Sold      | December 4th, 2023 |
| Days on Market | 40                 |
| Zoning         | R-L                |
| HOA Fees       | 0.00               |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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