

\$419,900 - 240 Mildred Dobbs Boulevard N, Lethbridge

MLS® #A2147150

\$419,900

4 Bedroom, 3.00 Bathroom, 1,005 sqft

Residential on 0.10 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to this move-in ready bi-level home in the desirable Legacy Ridge neighborhood of North Lethbridge, featuring a heated double car garage, a sunroom, and a newly developed walk-out basement! Directly across the street from an elementary school, this home offers convenience and a gorgeous setting. The main level boasts vaulted ceilings and an open-concept living area, perfect for entertaining. The kitchen features a functional U-shaped layout with a large pantry, and hidden in the back corner is a unique butler's pantry with custom shelving, ideal for keeping countertop appliances out of sight. The primary bedroom offers a spacious walk-in closet and an ensuite with a walk-in shower.

The recently developed walk-out basement features beautiful vinyl plank flooring, two additional bedrooms, a sleek modern bathroom, and a new electric fireplace surrounded by a stylish tile mantle. The lower living room is pre-wired with 7.1 surround sound, making it perfect for immersive movie nights. Step outside to the backyard oasis, which includes a lower-level concrete pad, a deck, and an enclosed sunroom with a custom gas firepit that is very private. There's also a hot tub hookup ready for setup in either the sunroom or on the concrete pad. Additionally, the property includes a large heated garage with alley access.

Built in 2010



Essential Information

MLS® #	A2147150
Price	\$419,900
Sold Price	\$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,005
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	240 Mildred Dobbs Boulevard N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5R4

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Oven, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 25th, 2024
Days on Market	14
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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