

\$440,000 - 1017 Alice Birch Point N, Lethbridge

MLS® #A2157048

\$440,000

4 Bedroom, 4.00 Bathroom, 1,374 sqft

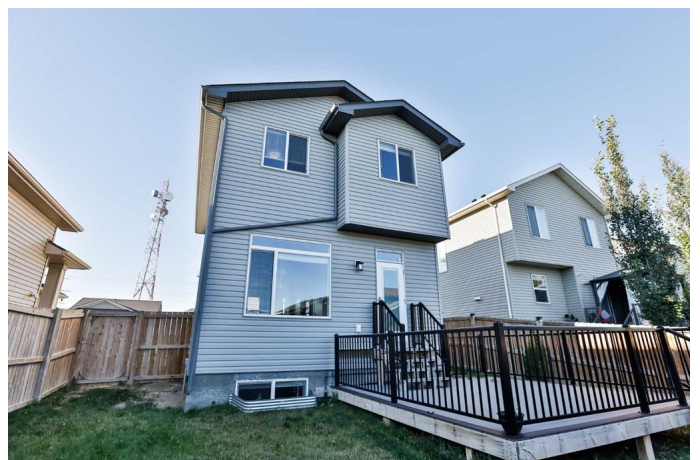
Residential on 0.10 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 1017 Alice Birchpoint North! Upon entry, you are greeted by a spacious entry closet, a door with sidelight, and a transom window above, providing direct access to the large front living room. The open kitchen features a galley-style layout with an oversized island eating bar, quartz countertops, custom pantry cabinets, a beautiful hood, and built-in wall oven and microwave. All appliances are stainless steel. The main floor also includes continuous laminate flooring, with access to the upper and lower levels via the main staircase, which is tucked out of sight. The dining nook is located at the rear of the home, conveniently adjacent to a two-piece bath.

As you make your way to the second floor, you will notice the 2x4 skylight shining in lots of natural light, as well as a desk area with quartz countertops and an oversized linen closet. The primary bedroom is situated at the front of the home and features a walk-in closet and a large front window. As you enter the massive en suite, you will find a freestanding tub, a 4-foot custom glass shower, a vanity with quartz countertops, and yet another large window that fills the space with natural light.

The lower level is fully developed and includes another bedroom, a full bath, and a huge family room with stacked laundry space. The yard is fully fenced, and there is a 22x20 detached garage alongside a massive composite deck with aluminum railing. The location of this home offers easy access



for walking in the Coulees, as well as a quick exit from the subdivision of Legacy Ridge onto Scenic Drive.

Built in 2016

Essential Information

MLS® #	A2157048
Price	\$440,000
Sold Price	\$430,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,374
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1017 Alice Birch Point N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7B9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Closet Organizers, Central Vacuum, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Electric Cooktop, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 26th, 2024
Days on Market	50
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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