

\$485,000 - 718 Lillian Parry Place N, Lethbridge

MLS® #A2190308

\$485,000

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.10 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

If you're looking for a turn key, like new home, but not wanting to spend the additional money on things like window coverings, air conditioning, landscaping, fencing, a deck, and washer and dryer that don't come with the new builds in Lethbridge, don't let this home slip by!! Located in a quiet, family friendly cul de sac on the north side of Lethbridge within walking distance to parks, schools, and pickleball courts and very short driving distance to restaurants, grocery stores, and other necessities, to say this home is conveniently located would be an understatement! Some of the amazing features that this home offers include: a double attached garage with a rough in for a natural gas heater, RV or additional vehicle parking in the backyard, a hot tub enclosure on the deck (if you don't have a hot tub the sellers will provide materials to fill in said enclosure so it's just an even larger deck), a turf dog run, an oversized air conditioning unit, two and a half bathrooms with a third full bathroom roughed in downstairs, quartz countertops, garburator, updated kitchen sink, beautiful light fixtures, a pantry and back mud hall, a walk-in closet in the primary and one of the kids' bedrooms, a three piece ensuite and vaulted ceiling in the primary bedroom, and a bonus room upstairs! The bonus room offers so many opportunities - an office, play room for the kids, tv or gaming area, or an additional bedroom upstairs! The new, black stainless steel LG washer/dryer combo are



located upstairs next to all the bedrooms for further convenience and ease in that day to day task! The main level gives your family space to spread out and enjoy each othersâ€™ company while cooking dinner using your stainless steel appliances. Downstairs offers the opportunity for you to add sweat equity, finished square footage, and either another bedroom and family room or just a huge family room! This property has some additional privacy with no neighbour currently next door to one side or behind. With so many perks to this home, you may want to stop reading and start calling your REALTOR®! Get your showing booked today!!

Built in 2021

Essential Information

MLS® #	A2190308
Price	\$485,000
Sold Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	718 Lillian Parry Place N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1H 7G9

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Built-in Features

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Garburator

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Cul-De-Sac, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 3rd, 2025

Date Sold February 21st, 2025

Days on Market 18

Zoning R-CL

HOA Fees 0.00

Listing Details

Listing Office Grassroots Realty Group

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