

233 Agnes Short Place N  
Lethbridge, Alberta

MLS # A2217972



**\$605,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Alarm system/cameras (Securecom), blinds, garage opener/remotes, underground sprinklers

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 underground sprinklers and 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!