

# \$369,900 - 6, 213 Lettice Perry Road N, Lethbridge

MLS® #A2251189

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,436 sqft

Residential on 0.24 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

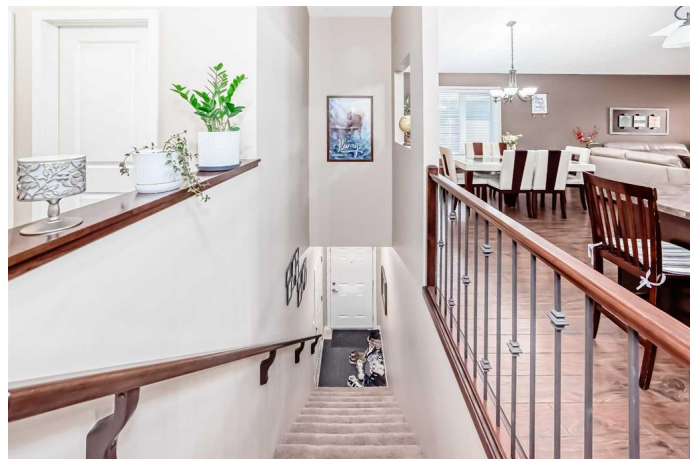
Welcome to this beautifully designed 3-bedroom, 2-bathroom upper-level condo offering over 1,400 sq. ft. of comfortable living space. The open-concept floor plan features a well-appointed kitchen with pantry and island, seamlessly flowing into the dining and living areas with upgraded laminate flooring. Step out onto the covered deck, perfect for summer barbecues or relaxing evenings. The primary suite includes a walk-in closet, large windows, and a private 4-piece ensuite. A second large bedroom with direct access to the main bath creates a "dual master" feel, while the third bedroom offers flexibility for a guest room, home office, or hobby space. Additional highlights include in-suite laundry, a utility/storage room, single garage, central air conditioning, and central vacuum. All major appliances are included, making this home truly move-in ready.

This unit combines space, style, and convenience – schedule your private showing today!

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251189  |
| Price      | \$369,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 1,436         |
| Acres          | 0.24          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 6, 213 Lettice Perry Road N |
| Subdivision | Legacy Ridge / Hardieville  |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1H 6Z3                     |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Skylight(s), Closet Organizers, Vaulted Ceiling(s)                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                 |
| Basement          | None                                                                                                                        |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Balcony                                                          |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding                                                     |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-37                 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Confident Realty Inc |
|----------------|----------------------|

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