

# \$359,900 - 12 Dorothy Gentleman Crescent N, Lethbridge

MLS® #A2201018

**\$359,900**

3 Bedroom, 1.00 Bathroom, 859 sqft  
Residential on 0.07 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

This charming and well-maintained 859 sq. ft. home offers three total bedrooms and one bathroom, with the added bonus of rough-in plumbing for a second bathroom on the 4th level. Recently updated, this property is move-in ready, featuring newer flooring and fresh paint throughout. Significant upgrades include new roof shingles installed in 2019, a new water tank added in January 2025, and a sump pump replaced in October 2024. The third level has a huge family room and the developed fourth level provides additional living space, making this home both practical and comfortable. The outdoor space is equally appealing, with front off-street parking and a backyard complete with a shed and pergola, offering a perfect setting for relaxation or outdoor gatherings. Located in a fantastic neighborhood, this home is close to schools, shopping, and the beautiful Legacy Park, making it an ideal choice for convenience and lifestyle. Meticulously cared for and in fantastic shape, this home is ready to welcome its new owners. Don't miss the opportunity to make it yours—schedule a showing today!



Built in 2007

## Essential Information

MLS® #	A2201018
Price	\$359,900

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	859
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Back Split
Status	Active

### **Community Information**

Address	12 Dorothy Gentleman Crescent N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5N8

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 17th, 2025

Days on Market 21

Zoning R-37

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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