

# **\$599,900 - 656 Florence Ho Leong Crescent N, Lethbridge**

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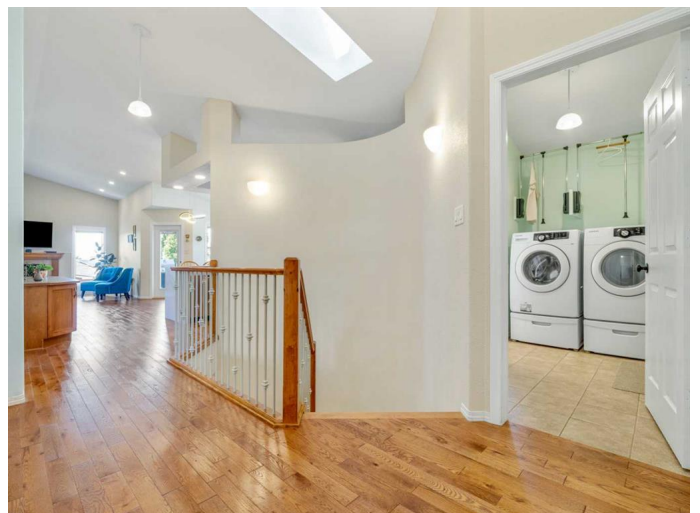
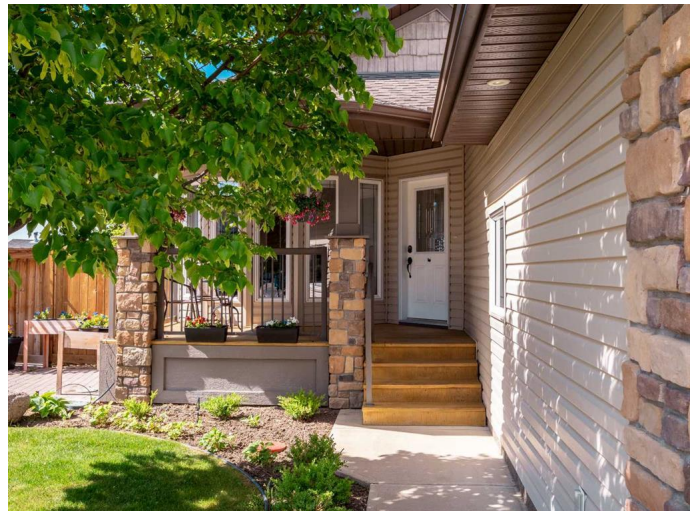
MLS® #A2225434

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,279 sqft  
Residential on 0.16 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Impeccably maintained walk-out bungalow with a 2nd detached garage/shop! At last...a bungalow in fantastic shape, with main floor laundry. The sellers have wonderfully refreshed the home in the past 2 years including interior paint, vinyl plank flooring, ensuite renovation, lighting, A/C unit, and more. Go on up to a protected and charming veranda. Once inside the abundance of natural light, open plan, and towering ceilings create an bright and airy environment. A generous main floor laundry room, with handy pull-down-laundry-wall-rack, emphasizes main level living. Step out onto your elevated deck off the dining area that looks out onto a fabulous back yard and check out how the blueberry, saskatoon, and raspberry bushes are doing. There is a definite sense of space behind you too with the 91 foot wide rear yard, paved back lane and school greenspace. Provide lots of room for your guests in the fully finished lower level offering 2 additional bedrooms, big family room, full bath, and a walk out patio. But the sweet bonus item here is the detached shop/garage with RV parking alongside it. L-shaped with the parking side measuring 24 x 16.5', the workshop measuring 11 X 12.5', and ceiling height of 10'8" you can finally start those projects and hobbies you've been dying to do. Tucked away in a quiet cul-de-sac just around the corner from St. Teresa of Calcutta Elementary School you'll



discover this hidden gem. Book your personal viewing with your preferred agent today!

Built in 2008

### Essential Information

MLS® #	A2225434
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,279
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	656 Florence Ho Leong Crescent N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5M6

### Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Heated Garage, Other, See Remarks, Single Garage Detached, Workshop in Garage, Gated, RV Gated
# of Garages	3

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
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Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, Lawn, See Remarks, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	May 28th, 2025
Days on Market	3
Zoning	R-SL

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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