

# **\$439,900 - 578 Margaret Sutherland Crescent N, Lethbridge**

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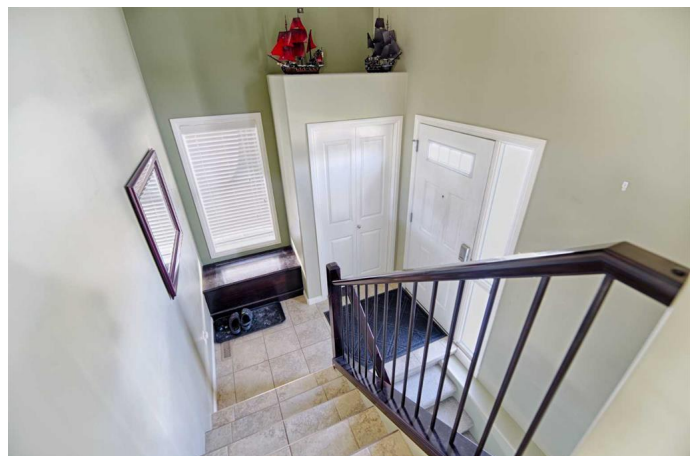
MLS® #A2246524

**\$439,900**

3 Bedroom, 2.00 Bathroom, 903 sqft  
Residential on 0.08 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 578 Margaret Sutherland Crescent N, a fully finished, move-in-ready bungalow located in the highly desirable and family-friendly community of Legacy Ridge in North Lethbridge. Ideal for first-time buyers, young families, or those seeking low-maintenance living, this charming home features 3 bedrooms, 2 full bathrooms, and a bright, open-concept layout that makes excellent use of space. The main floor offers a naturally lit living area, functional kitchen, and dedicated dining space, while the fully developed basement provides a second full bath and versatile living area perfect for a family room, guest space, home office, or playroom. Comfort is key with central A/C and never ending hot water the on-demand system. Outside, a double detached garage offers added convenience and value. Surrounded by scenic coulee views, walking and biking trails, and nearby parks and playgrounds. Blocks from your doorstep is Legacy Parkâ€™Lethbridgeâ€™s premiere outdoor recreation spaceâ€™featuring a spray park, multiple playgrounds, a skating rink, picnic areas, an outdoor spray park and vast open fields for community events and year-round outdoor fun. Whether you're enjoying a quick family outing, hosting a BBQ, or getting active, having Legacy Park steps away is a major lifestyle advantage. Legacy Ridge is a thoughtfully planned neighbourhood



with schools, green spaces, and amenities all within reach. Quick access to major roads, shopping, and daily essentials adds to the lifestyle appeal while maintaining a quiet, residential charm. This well-maintained property offers the perfect blend of comfort, location, and affordability”Reach out to your favourite realtor today and experience everything 578 Margaret Sutherland Crescent N and Legacy Ridge have to offer!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246524    |
| Price          | \$439,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 903         |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 578 Margaret Sutherland Crescent N |
| Subdivision | Legacy Ridge / Hardieville         |
| City        | Lethbridge                         |
| County      | Lethbridge                         |
| Province    | Alberta                            |
| Postal Code | T1H 5R9                            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Skylight(s)                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Central                                                         |
| Cooling           | Central Air                                                     |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Cul-De-Sac, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Slab                                    |

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
| Zoning      | R-CL             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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