

1006 Alice Birch Point N Lethbridge, Alberta

MLS # A2252915



\$449,000

Division: Legacy Ridge / Hardieville Residential/House Type: Style: Bi-Level Size: 1,001 sq.ft. Age: 2018 (7 yrs old) **Beds:** Baths: Garage: Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Lot Size: 0.10 Acre Lot Feat: Back Lane

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: TBD

Welcome to 1006 Alice Birch Point N! This super clean bi-level offers an incredible master suite, bright open living areas, and a fenced yard with alley access to a rear parking pad and single detached garage. A few finishing touches can be completed before possession, making it fully move-in ready. The garage is a shop enthusiast's dream, featuring Checker plated vinyl plank floors and upgraded electrical to power all your tools.