

# \$575,000 - 60 Alma Isobell Hodder Crescent N, Lethbridge

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MLS® #A2263112

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,689 sqft  
Residential on 0.10 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to Legacy Ridge!

Enjoy endless west-facing views overlooking Alexander Wilderness Park from this beautiful Avonlea-built Cartwright II home. Thoughtfully designed, it features a spacious Master Suite, upper Bonus Room, and main floor Laundry, all complemented by a double attached garage. Gas line in the garage—perfect for connecting your BBQ or outdoor heater.

Only a 5-minute walk to the nearby elementary school, ideal for families with young children.

Just a 5-minute drive to the popular Legacy Regional Park, featuring playgrounds, walking paths, and green spaces.

Bike path and nature reserve directly behind the home—enjoy privacy and peace knowing no one will ever build behind you.

Located in a safe, family-oriented neighbourhood that's perfect for raising kids.

Experience a quiet and peaceful setting with beautiful sunsets from your back deck every evening.

Conveniently 5–10 minutes from shopping, dining, and amenities. Property also comes with a \$20,000.00 Solar System brand new



just installed. call or text your favorite  
REALTOR® to see this one

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263112    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,689       |
| Acres          | 0.10        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 60 Alma Isobell Hodder Crescent N |
| Subdivision | Legacy Ridge / Hardieville        |
| City        | Lethbridge                        |
| County      | Lethbridge                        |
| Province    | Alberta                           |
| Postal Code | T1H7E4                            |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Sump Pump(s), Vinyl Windows                                                 |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |

|              |                               |
|--------------|-------------------------------|
| Heating      | High Efficiency, Forced Air   |
| Cooling      | Central Air                   |
| Has Basement | Yes                           |
| Basement     | Partial, Unfinished, Walk-Out |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Storage                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CL               |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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