

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

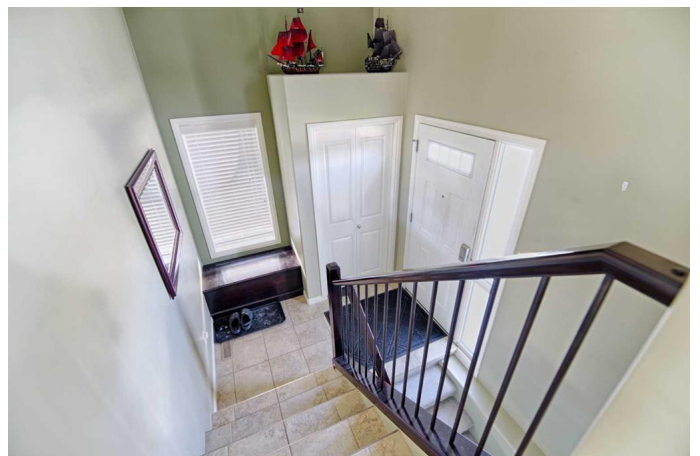
MLS® #A2246524

\$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
Days on Market	7
Zoning	R-CL

Listing Details

Listing Office	REAL BROKER
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