

102 Haru Moriyama Place N  
Lethbridge, Alberta

MLS # A2271653



**\$399,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Legacy Ridge / Hardieville   |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                                      |               |                   |
| <b>Size:</b>     | 882 sq.ft.   | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Street Lighting |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-50 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Jetted Tub, Laminate Counters, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Range Hood, Microwave, Washer and Dryer, blinds, Garage Door Opener, Buyer to accept Real Property Report & compliance from 2011

Welcome to 102 Haru Moriyama Place in beautiful Legacy Ridge North Lethbridge&mdash;perfectly located close to the school, parks, and scenic coulee walking paths. This half-duplex sits on a desirable corner lot with mature trees, a large fully fenced backyard, and a sheltered, covered deck with stairs to grade for easy outdoor living. Inside, you&rsquo;ll love the bright and airy feel created by vaulted ceilings, a skylight in the kitchen, maple cabinetry, and a functional corner pantry. The basement was fully developed in the last four years and features large windows that make the space feel open and inviting. With a total of four bedrooms and two full bathrooms, one with a jetted tub&mdash;two up and two down&mdash;this home offers excellent flexibility for families, guests, or revenue potential. Additional highlights include main-floor appeal, a single attached garage, and the comfort of central air-conditioning. This is a fantastic opportunity to get into a great neighbourhood with modern updates and plenty of space inside and out.