

\$449,000 - 1006 Alice Birch Point N, Lethbridge

MLS® #A2252915

\$449,000

3 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.10 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

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.

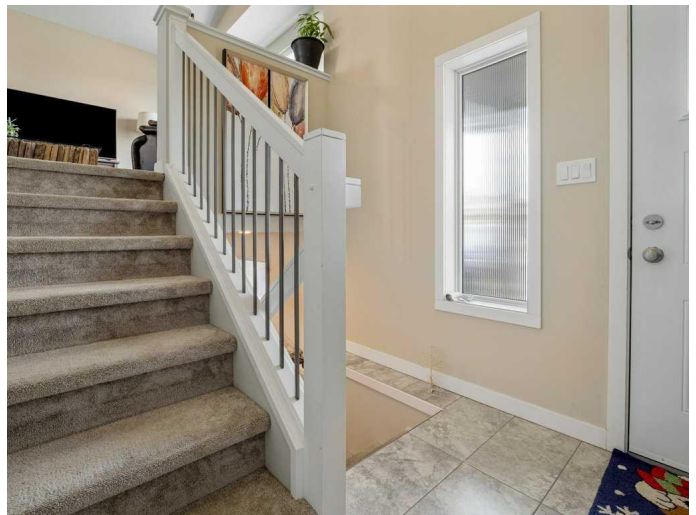
Built in 2018

Essential Information

MLS® #	A2252915
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1006 Alice Birch Point N
Subdivision	Legacy Ridge / Hardieville



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7B9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Workshop in Garage
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
Days on Market	18
Zoning	R-L

Listing Details

Listing Office	Winston Browne
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.