

# \$364,900 - 331 Mildred Dobbs Boulevard N, Lethbridge

MLS® #A2244859

**\$364,900**

2 Bedroom, 4.00 Bathroom, 1,145 sqft

Residential on 0.05 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to this beautifully finished, modern 2-storey end-unit townhome built in 2017! Being an end-unit, this home offers added privacy and a smart, functional layout ideal for a variety of lifestyles. The main floor features an open-concept design with sleek, contemporary finishes such as quartz countertops and stainless steel appliances that give the kitchen a clean, polished look. Upstairs there are DUAL MASTER BEDROOMS, each with its own private ensuite bathroom and walk in closet—perfect for roommates, guests, or families who appreciate personal space. The fully finished basement adds even more living area, complete with a large rec room and full bathroom, ideal for entertaining, relaxing, or creating a home gym or office. Outside, enjoy a fenced backyard that's great for pets or gardening, and take advantage of the convenience of a dedicated off-street parking pad. Combining style, space, and functionality, this home is a rare find in today's market!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244859  |
| Price      | \$364,900 |
| Bedrooms   | 2         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,145         |
| Acres          | 0.05          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 331 Mildred Dobbs Boulevard N |
| Subdivision | Legacy Ridge / Hardieville    |
| City        | Lethbridge                    |
| County      | Lethbridge                    |
| Province    | Alberta                       |
| Postal Code | T1H6G7                        |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters                       |
| Appliances        | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                            |
| Cooling           | Central Air                                                                           |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 1                |
| Zoning         | R-M              |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Braemore Management |
|----------------|---------------------|

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