

1017 Alice Birch Point N Lethbridge, Alberta

MLS # A2157048



\$445,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Dishwasher, Microwave, Refrigerator, Built-in Oven, Cooktop, Range Hood, Washer and Dryer Stacked, All window coverings including curtains, rods and blinds, Garage Door Opener

Welcome to 1017 Alice Birchpoint North! Upon entry, you are greeted by a spacious entry closet, a door with sidelight, and a transom window above, providing direct access to the large front living room. The open kitchen features a galley-style layout with an oversized island eating bar, quartz countertops, custom pantry cabinets, a beautiful hood, and built-in wall oven and microwave. All appliances are stainless steel. The main floor also includes continuous laminate flooring, with access to the upper and lower levels via the main staircase, which is tucked out of sight. The dining nook is located at the rear of the home, conveniently adjacent to a two-piece bath. As you make your way to the second floor, you will notice the 2x4 skylight shining in lots of natural light, as well as a desk area with quartz countertops and an oversized linen closet. The primary bedroom is situated at the front of the home and features a walk-in closet and a large front window. As you enter the massive en suite, you will find a freestanding tub, a 4-foot custom glass shower, a vanity with quartz countertops, and yet another large window that fills the space with natural light. The lower level is fully developed and includes another bedroom, a full bath, and a huge family room with stacked laundry space. The yard is fully fenced, and there is a 22x20 detached garage alongside a massive composite deck with aluminum railing. The location of this home offers easy access for walking in the Coulees, as well as a quick exit from the subdivision of Legacy Ridge onto Scenic Drive.