

# \$389,500 - 290 Mildred Dobbs Boulevard N, Lethbridge

MLS® #A2250273

## \$389,500

3 Bedroom, 3.00 Bathroom, 1,046 sqft

Residential on 0.06 Acres

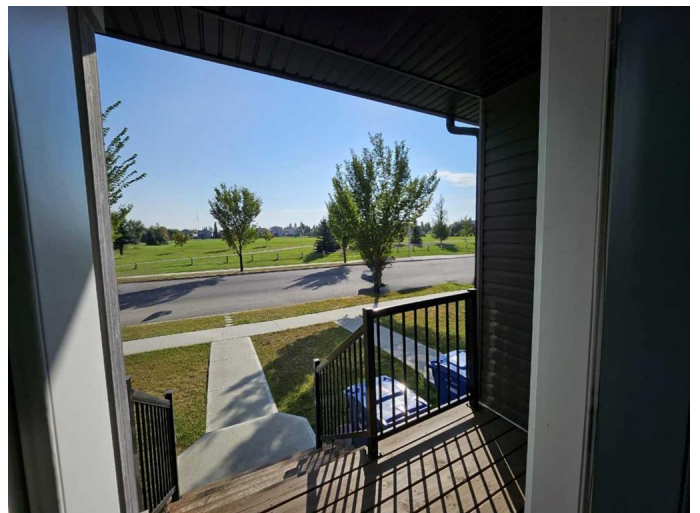
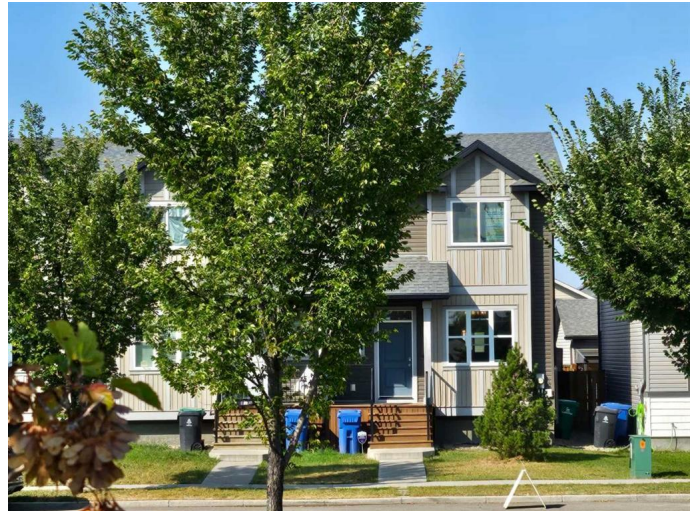
Legacy Ridge / Hardieville, Lethbridge, Alberta

This two-storey Legacy Ridge home offers sunrise views from both the living room and master's bedroom, overlooking green space from the park. The bright, open-concept main floor includes a modern kitchen with a quartz island & counter top, spacious living & dining area perfect for family gatherings & entertaining guests and a washroom for added convenience. Upstairs features two large bedrooms, each with a walk-in closet and a 4pc ensuite. The finished basement adds a family room and third bedroom. Location is across St Teresa of Calcutta School, walking distance to Alexander Wilderness Park and Tim Horton's, and best of all no condo fees, parking with a plug-in & a power outlet ready for those wishing to have an outdoor tub.

Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250273    |
| Price          | \$389,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,046       |
| Acres          | 0.06        |
| Year Built     | 2015        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 290 Mildred Dobbs Boulevard N |
| Subdivision | Legacy Ridge / Hardieville    |
| City        | Lethbridge                    |
| County      | Lethbridge                    |
| Province    | Alberta                       |
| Postal Code | T1H 7E3                       |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                            |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 10                   |
| Zoning         | R-M                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|

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