

\$317,399 - 1108 44 Avenue N, Lethbridge

MLS® #A2083006

\$317,399

3 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.07 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

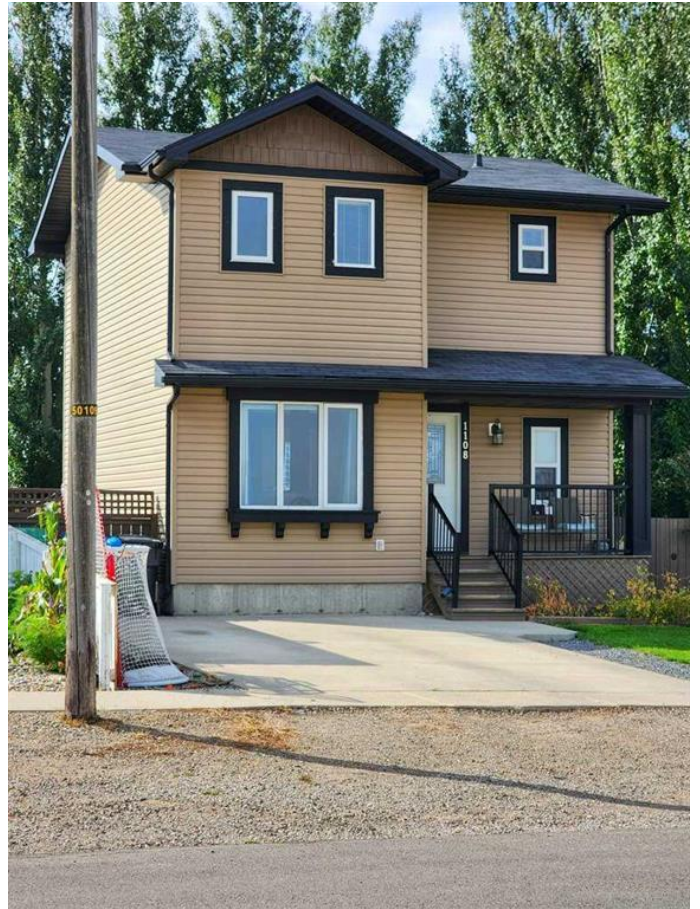
Welcome home to this stunning family home on a quiet street in North Lethbridge, with breathtaking views! This 3 bedroom, 2 bathroom house is sure to impress with its private backyard featuring mature trees for shelter and a two tiered deck, perfect for relaxation. Enjoy the spectacular sunset views facing the expansive field right out your front door!

The open-concept kitchen overlooks the dining area, making it perfect for entertaining. Step out onto the back porch for a morning coffee or to appreciate your backyard sanctuary. The house boasts beautifully maintained decorative casing, adding charm and character throughout.

The main level features vinyl plank flooring, while the upstairs is carpeted in neutral tones. The main bedroom features a walk-in closet, adding to the ample storage throughout the home.

The unfinished basement offers tons of storage space, with potential for another bedroom and is roughed in for a basement if desired! Other upgrades include AC and a tankless hot water system. Don't miss out on the opportunity to call this gorgeous property your new home!

Built in 2008



Essential Information

MLS® #	A2083006
Price	\$317,399
Sold Price	\$308,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,135
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1108 44 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6C3

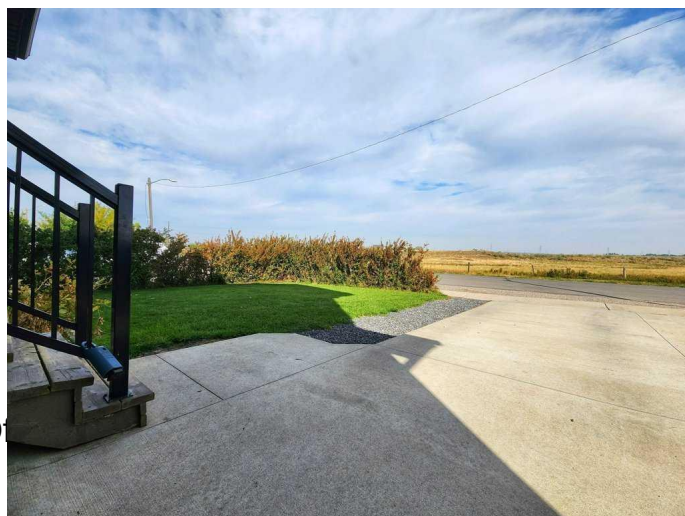
Amenities

Parking Spaces	2
Parking	Concrete Driveway, None, Other

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings
Heating	High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior



Exterior Features	Private Yard
Lot Description	Front Yard, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2023
Date Sold	October 31st, 2023
Days on Market	38
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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