

\$445,000 - 971 40 Avenue N, Lethbridge

MLS® #A2101561

\$445,000

4 Bedroom, 3.00 Bathroom, 955 sqft

Residential on 0.09 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Legally suited opportunity! This less than two year old suited home is fully finished with 2 bedrooms up, and 2 down. Both suites feature high end finishes like quartz countertops throughout. The floor plan has been thoughtfully designed, with a beautiful kitchen both up and down, with plenty of cabinetry, stainless steel appliances, and a pantry as well. The main level features generous living spaces, a primary bedroom with ensuite, a second bedroom, a second full bathroom, and laundry. The lower level is equally well designed, with kitchen, dining, and living spaces, as well as two bedrooms, with one full bathroom. Both suites feature large windows, and lovely natural light! Outside there is a triple parking pad, and a nice front veranda. This home is on a great street, with easy access to the bus route, and located just minutes from Wal Mart, grocery stores, pharmacies, restaurants, and so much more! A perfect investment property or first home with rental income!

Built in 2021

Essential Information

MLS® #	A2101561
Price	\$445,000
Sold Price	\$440,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	955
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	971 40 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6B7

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2024
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Date Sold	May 19th, 2024
Days on Market	125
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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