

# \$847,900 - 4565 40 Avenue S, Lethbridge

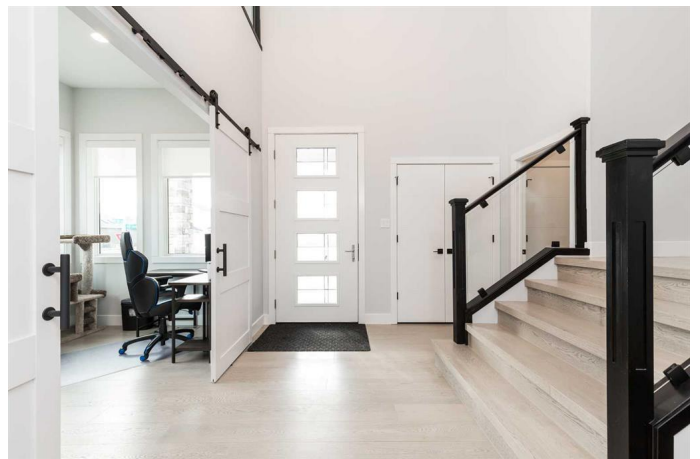
MLS® #A2104472

**\$847,900**

5 Bedroom, 4.00 Bathroom, 3,198 sqft  
Residential on 0.14 Acres

Southgate, Lethbridge, Alberta

Welcome to this extraordinary, sprawling home boasting an abundance of custom features and unrivaled spaciousness! Situated in an idyllic location with no neighbors behind, this remarkable property caters to a multitude of lifestyles, making it perfect for large families! Spanning an impressive 3,198 square feet above grade, this home offers a world of possibilities. Upon arrival, be captivated by the grandeur of soaring vaulted ceilings, gleaming hardwood floors, and a versatile den that can easily double as a fantastic playroom. The kitchen is a culinary enthusiast's dream, featuring a generously sized eat-up island, luxurious waterfall granite countertops, and top-of-the-line black stainless steel appliances. The main floor further enchants with a colossal walk-through pantry, a convenient mudroom, a well-appointed 2-piece bathroom, a welcoming living room graced by a cozy gas fireplace, an elegant dining room, and seamless access to an expansive, partially covered deck. As you head up the stairs, youâ€™ll discover an amazing media room, a versatile bonus area (currently utilized as a home gym), two generously proportioned bedrooms plus a massive master bedroom! Upstairs features a conveniently located laundry room, and two stylishly appointed bathrooms, one of which is a luxurious ensuite. The master bedroom is ridiculous! I donâ€™t know if youâ€™ve ever seen one this big! Descend to the lower level, where a self-contained two-bedroom basement awaits. There is a second laundry



facilities, and a separate entrance, providing endless possibilities for guests, or family members to join you during the holidays! Outside, the property is fully enclosed by a tasteful fence and thoughtfully landscaped, enhanced by the convenience of underground sprinklers. Additional highlights include Gemstone lights, creating a permanent festive ambiance akin to Christmas lights, and LED lights adorning the interior railings. Do not miss this exceptional opportunity! Contact your preferred Realtor today to schedule a viewing of this magnificent home!

Built in 2021

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2104472    |
| Price          | \$847,900   |
| Sold Price     | \$828,500   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,198       |
| Acres          | 0.14        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4565 40 Avenue S |
| Subdivision | Southgate        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 8G2          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | See Remarks                                                   |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | Central Air                                                   |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas, Living Room                                              |
| Has Basement      | Yes                                                           |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out      |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                 |
| Lot Description   | Corner Lot, Landscaped, Underground Sprinklers |
| Roof              | Asphalt                                        |
| Construction      | Stucco                                         |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 1st, 2024  |
| Date Sold      | February 26th, 2024 |
| Days on Market | 25                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.