

\$349,000 - 1106 41 Avenue N, Lethbridge

MLS® #A2114761

\$349,000

4 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.22 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to your dream bungalow nestled on a picturesque 75x125 corner lot, where charm meets modern convenience in perfect harmony. Step into the main floor and be greeted by an expansive, light-filled living, dining, and kitchen area that invites gatherings and memories to be made. Large updated windows frame the space, allowing natural light to dance effortlessly throughout, creating an inviting ambiance.

This well-maintained home features two cozy bedrooms and a full bathroom on the main floor, offering comfort and tranquility. As you descend downstairs, a world of possibilities unfolds. Discover a separate entrance leading to a versatile space featuring a wood stove, ideal for cozy evenings or entertaining guests. With a sprawling rec room, two additional bedrooms, and yet another full bathroom, this level offers ample space for guests, hobbies, or even a potential rental suite.

Outside, the magic continues. Step into a fully fenced and landscaped yard, where every corner tells a story of nature's beauty. A dedicated dog run ensures furry friends can frolic freely, while a firepit area beckons evenings spent under the stars, roasting marshmallows and sharing stories with loved ones. And for the vehicle enthusiast or hobbyist, a massive heated triple car garage provides ample space for storage, projects, or simply parking with ease.



For the green thumb in the family, the yard is a true paradise. Immerse yourself in lush greenery, vibrant blooms, and the soothing sounds of birdsong as you explore your own slice of heaven and custom greenhouse. Whether you're an avid gardener or simply appreciate the serenity of nature, this yard offers endless possibilities for relaxation and enjoyment.

With its tasteful updates, versatile living spaces, and enchanting outdoor oasis, this home embodies the epitome of comfort, style, and functionality. Don't miss your chance to make it yours and embark on a journey of timeless elegance and serenity. Welcome home.

Built in 1958

Essential Information

MLS® #	A2114761
Price	\$349,000
Sold Price	\$355,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.22
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1106 41 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge

County	Lethbridge
Province	Alberta
Postal Code	T1H 6B7

Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, Triple Garage Detached

Interior

Interior Features	Laminate Counters, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard
Lot Description	Corner Lot, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 4th, 2024
Days on Market	13
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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