

\$550,000 - 4402 40 Avenue S, Lethbridge

MLS® #A2120480

\$550,000

3 Bedroom, 3.00 Bathroom, 2,111 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Fantastic Family Home in Desirable Sixmile neighbourhood in South Lethbridge. This beautiful 2 storey home shows pride of ownership throughout! Main floor features welcoming entry with tile floor and 9 foot ceilings. Just off the entry is a large mud room with 3 built in cubbies with drawers & cupboards above. There is also a large closet in the mudroom and entrance to a good size 22x26 garage that is insulated and is plumbed for future gas heater. Mudroom also has door to walk-thru pantry that leads to kitchen. Continuing on the main floor, there is an office just near the entry. Across from the office is a 2 piece bathroom. As you step to the end of the hall, the open plan for kitchen, dining room, and living room is revealed...and it is spectacular. Beautiful grey tone laminate flooring can be found in these 3 rooms. White cupboard kitchen features quartz counters & stainless steel appliances including full size side by side fridge/freezer combo, 5 burner gas range, built-in oven, and built-in microwave. Dishwasher is in the large island that looks out to the living room. Don't miss the aforementioned large walk-thru pantry! Dining room is adjacent to kitchen and is nice size with sliding glass door to deck out back. The real show stopper on this home is the living room that is open to the 2nd floor ceiling above with 6 large windows that let in tons of natural light. Don't worry, the upper windows have power blinds so you can darken the room when needed. Living room also features



fireplace with stone surround, mantle, and shiplap feature all the way to the ceiling! Second Floor houses 3 large bedrooms including primary bedroom with 5 piece ensuite bathroom that features large tiled walk-in shower, and separate soaker tub. There is also another full bathroom on this level with 6 foot long tub/shower combo. A full size laundry room can also be found that is functional and convenient with built-in cupboards, shiplap feature wall, and tile floors. An undeveloped basement awaits your design that could include 2 more bedrooms, a large family room, and a bathroom with rough-in plumbing ready. Backyard is fenced and landscaped and features a nice size deck to enjoy the outdoors. Trees are planted across the back that create some privacy in the warmer months. This desirable neighbourhood is close to all south side big box shopping, restaurants, grocery, and other amenities. It is also close to a newer public elementary school(k-5). There are also parks and walking paths throughout the greater Southgate neighbourhood development. Move in and enjoy!

Built in 2017

Essential Information

MLS® #	A2120480
Price	\$550,000
Sold Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,111
Acres	0.10
Year Built	2017
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4402 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8E4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
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Date Sold	April 22nd, 2024
Days on Market	17
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office REAL BROKER

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