

\$585,000 - 4410 40 Avenue S, Lethbridge

MLS® #A2142745

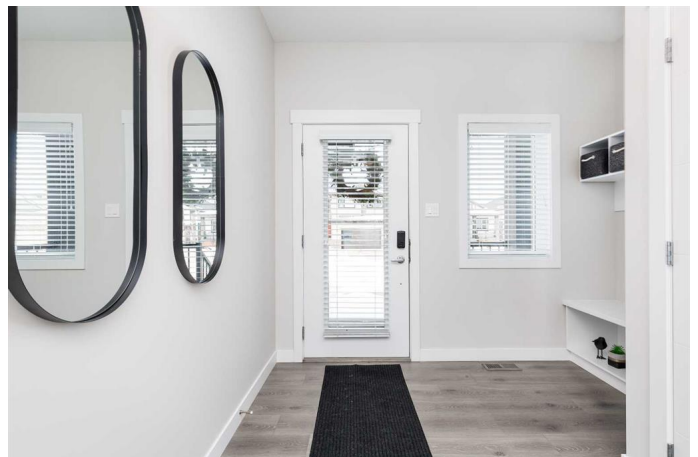
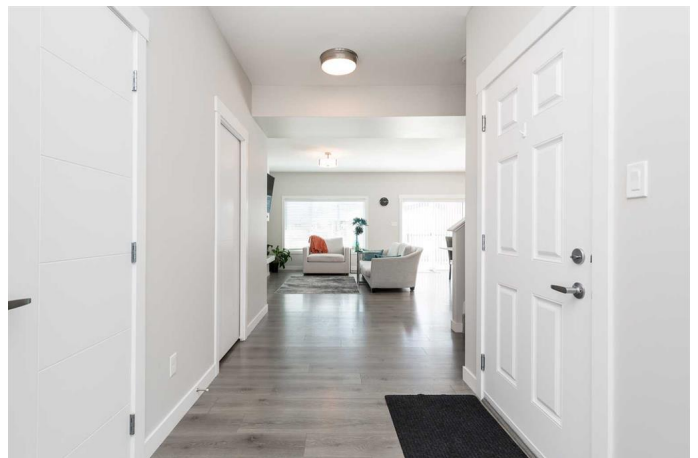
\$585,000

4 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Welcome to your dream home! I mean dream home. This former show home is the one you've been waiting for! This layout was designed with families in mind. The main floor features an awesome kitchen with a built-in dining room table! The kitchen has tons of storage, great appliances, and nice quartz counters. All stainless-steel appliances are included. (Fridge, stove, dishwasher, wall microwave). The huge main floor living room gives you tons of space to entertain. Boasting 4 spacious bedrooms on the upper floor, including a massive master suite, this residence offers the perfect blend of comfort and style. The master bedroom features a generous walk-in closet and an ensuite bathroom equipped with his and hers sinks alongside a walk-in shower. A standout feature of this exquisite property is its dual garage setup – a rarity and a dream for car enthusiasts or those in need of extra storage space. The double attached garage measures an impressive 20x21 feet, while the double detached garage offers ample space at 24x24 feet, ensuring all your storage and parking needs are effortlessly met. The basement is ready for you to develop and build some sweat equity. Outside, you get a fully fenced, fully landscaped yard with underground sprinklers and a nice deck. Did I mention the second garage. Oh ya, I did. This property doesn't just offer a house; it offers a lifestyle, combining luxury, comfort, and practicality in one package. Don't miss the opportunity to



make this exceptional home yours. With all the bells and whistles of a former show home, plus the unique benefit of two garages, this property is ready to go for you!

Built in 2017

Essential Information

MLS® #	A2142745
Price	\$585,000
Sold Price	\$570,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4410 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8E4

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached

Interior

Interior Features	Breakfast Bar, Pantry, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 30th, 2024
Days on Market	41
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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