

\$704,999 - 4725 40 Avenue S, Lethbridge

MLS® #A2147509

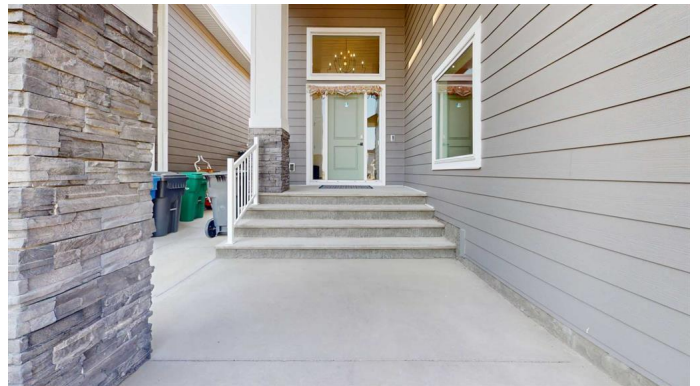
\$704,999

5 Bedroom, 3.00 Bathroom, 2,200 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to this charming Bi-Level home with 5 Bedrooms, 3 Bathrooms, a Walk-out basement located in a very desirable, family oriented neighborhood in Southgate community and walking distance to major shopping centers! As you walk up to the front entrance, youâ€™ll be amazed by a spacious and covered veranda which leads to a very welcoming foyer with high ceilings. Enjoy the open floor plan with total livable space of 3603 Sq.Ft. that features a Spacious attached Double-Garage, massive covered deck with BBQ Gas line and stairs to access backyard, and a Large Finished Basement which walks up to grade on to a Large Patio along with extra concrete on side for future hot tub. The Beautiful Modern style Kitchen is The Heart Of The Home complete with Large customized island, elegant Cabinets with Gold finish handles/faucet, custom built hood fan, extra built-in countertop by a wine fridge for beverages, walk-in pantry, Gas cook top stove, and all Stainless Steel Appliances. There is an immaculate living room with a customized wall decorated with stone around gas fireplace as well as a special design for television over the mantle. The 9â€™ ceiling on the main floor makes the open floor plan seem bigger and more open. Living room and dining area has big windows looking on to the massive Covered Deck and also, the backyard that let lots of natural light come in throughout the day and nice sunset views in the evening, backing on to Green Space, without any neighbors at



the back (Or Front). There are two great sized bedrooms, a full 3-piece bathroom, and a linen closet on main floor for kids to play and sleep on the same floor or can be used as office space. Upper Floor consists of a massive Master Bedroom with tray ceilings, with a Barn door separating 5-piece en-suite, with a tiled-in separate Bathtub to relax and read a book may be, customized Walk-in Shower fully tiled and glass on two sides, and a Walk-in closet. Going downstairs there is a Fully finished Walk-Out basement with lots of big windows and a glass door leading to a lower level covered patio meaning natural light all day long. Basement consists of a massive family/rec room that can be a play zone for kids, gym area for adults, or even great for gatherings with a privacy wall along with a big closet, separating common area from two large bedrooms, walk-in closets in each, and a 3-piece bathroom with a walk-in shower. Built in 2021, this home is fully equipped with Central AC, Heating, Water Softener, and Underground Sprinklers perfect for the fully-fenced Backyard ideal for Kids and Pets. There is a great Laundry room upstairs as well as a hook-up in utility room for an extra set. Home in Pristine Condition: no pets, never smoked. Contact your favorite Realtor today!

Built in 2021

Essential Information

MLS® #	A2147509
Price	\$704,999
Sold Price	\$680,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,200
Acres	0.12
Year Built	2021

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4725 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, On Street

Interior

Interior Features	Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Other, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	October 16th, 2024
Days on Market	92
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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