

\$529,000 - 4401 40 Avenue S, Lethbridge

MLS® #A2159179

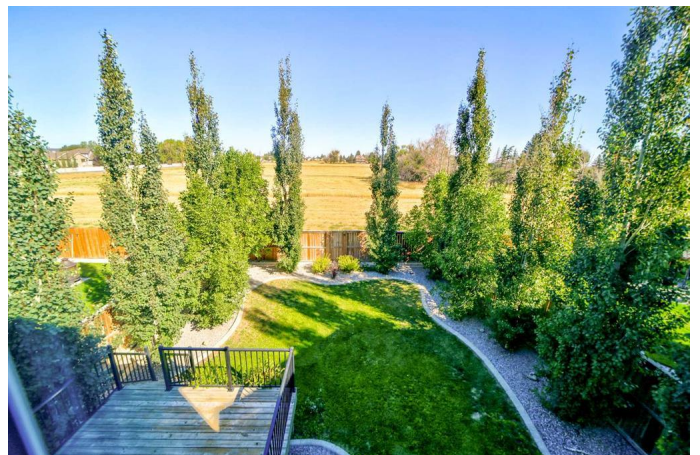
\$529,000

4 Bedroom, 4.00 Bathroom, 1,629 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Your next home awaits!! With a perfect open main floor, huge oversized garage with extra room for a work space and one of the most private back yards around this home is sure to capture your heart. The main floor is very practical with open concept and function, a fire place for the cool winter nights and double patio doors to the large deck for the hot summer nights, massive double fridge/freezer and a island sink make the kitchen a dream to work in. There is an optional main floor laundry in the 2 pc bathroom or a laundry room in the basement so you can choose what works best for you. The top level has three well sized bedrooms, a family room and of course a luxurious master with on suite . The basement features the optional bedroom or use it as a entertainment/rec room , laundry and a complete 4 pc bathroom. This beautifully designed 2 level home has recently undergone a complete refresh with new floors on the main level and new paint through out the entire house, many little extras have been finished making this home truly move in ready! Come see what awaits for you!!



Built in 2016

Essential Information

MLS® #	A2159179
Price	\$529,000
Sold Price	\$517,500

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,629
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4401 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8E4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Built-in Features
Appliances	Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Convection Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	December 1st, 2024
Days on Market	85
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.