

\$179,500 - 5, 905 44 Avenue N, Lethbridge

MLS® #A2168459

\$179,500

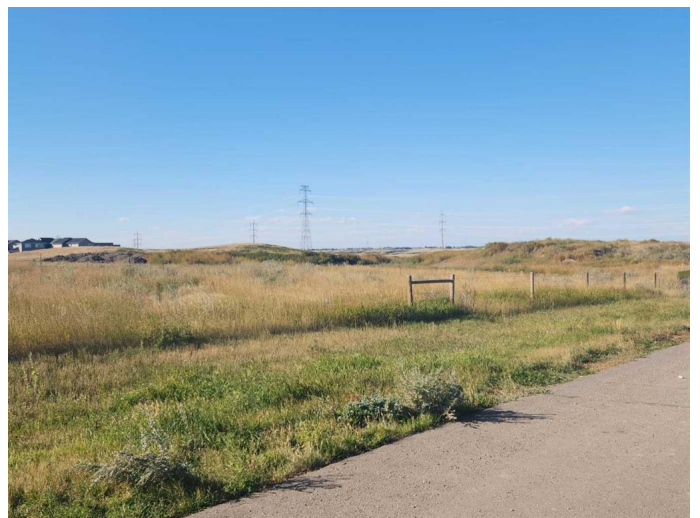
2 Bedroom, 1.00 Bathroom, 477 sqft

Residential on 0.58 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Discover this adorable 2-bedroom, 1-bathroom home located in a quiet north side community. With its welcoming layout and abundance of natural light thanks to south front exposure, this condo is perfect for anyone seeking comfort and convenience. Enjoy an open main floor plan, complimented by modern appliances including a new large-capacity washing machine and electric range. The upgraded PVC double-pane windows, sliding balcony door and lennox ductless air conditioner ensures energy efficiency and tranquility throughout the year. Located just minutes from beautiful nature reserves, George Town Park, Pavan Park, Legacy Park, and Alexander Wilderness Park, outdoor enthusiasts will love the nearby walking paths. Future developments in the area promise even more amenities, including walking paths and bus routes. Stay cool and comfortable year-round with a powerful 24,000 BTU ductless mini-split Lennox air conditioner, paired with a well-maintained furnace. Your condo includes a private parking stall in the back, equipped with an electrical outlet, plus ample street parking for guests and additional vehicles. Enjoy the shade and privacy provided by two large trees just outside your unit.

The well-managed condo board has made significant updates, including new siding, fencing, windproof shingles, and water main valves, ensuring a hassle-free living experience. With a low condo fee of



\$250/month covering insurance, grounds maintenance, snow removal, and tree pruning, you can relax and enjoy your new home. Don't miss your chance to call this delightful condo home! Schedule a viewing today with any agent!

Built in 1976

Essential Information

MLS® #	A2168459
Price	\$179,500
Sold Price	\$175,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	477
Acres	0.58
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	5, 905 44 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6C5

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Guest, Off Street, Stall, Additional Parking, Assigned, Plug-In

Interior

Interior Features	No Smoking Home, Storage
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	October 20th, 2024
Days on Market	25
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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