

\$275,000 - 1009 41 Avenue N, Lethbridge

MLS® #A2203491

\$275,000

3 Bedroom, 2.00 Bathroom, 808 sqft

Residential on 0.08 Acres

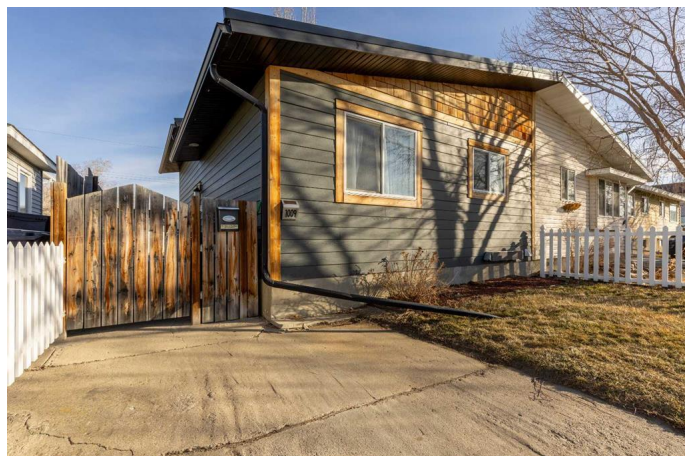
Legacy Ridge / Hardieville, Lethbridge, Alberta

This four level split half-duplex is just minutes away from excellent parks, playgrounds, and walking paths! Step inside and you'll find a bright living room with space enough to entertain friends and family. The kitchen features plenty of storage space and the nearby dining room is warm and inviting with plenty of natural light from the large surrounding windows. On the upper level, two bedrooms provide room for growing families or could be used as a play area or home office. On the lower level, the primary bedroom is the perfect spot to relax and unwind, featuring recessed lighting and a two-piece ensuite bath. The basement is left undeveloped, leaving plenty of room to build equity and make this home your own! Outside, a patio, lawn, and garden plots can be found alongside convenient shed storage. If a well-maintained half-duplex in a mature neighborhood within walking distance of parks and playgrounds sounds like the ideal spot for you, give your REALTOR® a call and book a showing today!

Built in 1975

Essential Information

MLS® #	A2203491
Price	\$275,000
Sold Price	\$285,000
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	808
Acres	0.08
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	1009 41 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H6B8

Amenities

Parking Spaces	1
Parking	Off Street, Concrete Driveway

Interior

Interior Features	Master Downstairs, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Garden, Storage
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Date Sold	April 1st, 2025
Days on Market	11
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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