

# \$379,900 - 1210 40 Avenue N, Lethbridge

MLS® #A2198951

**\$379,900**

4 Bedroom, 3.00 Bathroom, 1,392 sqft  
Residential on 0.08 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to this spacious and inviting 2-storey semi-detached home, perfect for young and growing families or multi-generational living. Featuring 4 bedrooms and 2.5 bathrooms, this home offers ample space for every family member to thrive. The attached garage provides convenience and extra storage, while the expansive back deck and large yard give you plenty of room for outdoor entertaining, playtime, or gardening. There is also an extra tall privacy fence between you and the adjoining neighbor for added comfort! Once the trees bloom, you will truly feel the privacy in the yard.

Inside, the open floor plan creates an inviting flow between the living, dining, and kitchen areas, all flooded with natural light thanks to tall ceilings and oversized windows. The grand feel of the home is further enhanced by the extra-wide staircase, making it easier to move furniture and creating a sense of grandeur throughout. The basement is just about finished but if you need 1 more bathroom, it is roughed in! There is also a large rec room, nice sized bedroom PLUS storage! Just need to add some carpet & trim to make it cozy (talk to your mortgage agent about adding it to your mortgage).

Families will appreciate being just a short walk from the beautiful Legacy Park, a large green space offering walking trails, playgrounds, spray park, concession, pickleball courts and



sports fieldsâ€”perfect for weekend outings. Plus, this home is ideally located near essential amenities, including restaurants, pharmacies, grocery stores, and more. Schools are within easy reach, making drop-offs a breeze, and with quick access to major routes, commuting is hassle-free.

This home offers the perfect blend of comfort, style, and convenience for families looking to settle into a vibrant and welcoming community. Don't miss out on this incredible opportunity!

Built in 2008

### **Essential Information**

MLS® #	A2198951
Price	\$379,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,392
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### **Community Information**

Address	1210 40 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6A2

### **Amenities**

Parking Spaces	2
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Parking Off Street, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached

# of Garages 1

### **Interior**

Interior Features Ceiling Fan(s), Open Floorplan, Pantry, Storage, Breakfast Bar, Kitchen Island, Sump Pump(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Electric Stove, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Few Trees, Garden, Level, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 46

Zoning R-37

### **Listing Details**

Listing Office Century 21 Foothills South Real Estate

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