



GRASSROOTS
REALTY GROUP

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**1102 44 Avenue N
Lethbridge, Alberta**

MLS # A2231143



\$324,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	662 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, AC

Welcome to 1102 44 Ave N, Lethbridge! This immaculate 3-bedroom, 1.5-bathroom half-duplex offers the perfect blend of comfort, style, and value. Freshly painted and featuring brand new flooring throughout the main floor, this home is truly move-in ready with a bright, modern feel. Stay cool all summer long with the added bonus of central air conditioning. Nestled on the edge of town, you'll enjoy the peace and quiet of suburban living while remaining just minutes from all major amenities. A short stroll takes you to the stunning new Legacy Park or the beautiful coulees perfect for outdoor fun, evening walks, or weekend relaxation. Whether you're a first-time buyer, downsizer, or investor, this well-kept home offers unbeatable convenience, charm, and quality — all at an affordable price. Don't miss your chance to make it yours!