



GRASSROOTS
REALTY GROUP

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4521 40 Avenue S
Lethbridge, Alberta

MLS # A2240752



\$749,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,227 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Underground Sprinklers		

Heating:	Central, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt
Basement:	Finished, Full, Walk-Up To Grade
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Bookcases, Built-in Features, Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, A/C, all window coverings, garage door opener x 2 remotes, fridge in pantry, ceiling storage racks in garage, trampoline

Welcome to a home that truly has it all—space, style, and a setting you’ll love. Located in a quiet pocket of South Lethbridge with no neighbours in front or behind, this beautifully finished bi-level offers privacy, luxury, and room to grow. With 2,227 sq. ft. above grade and a fully developed walk-up basement, this home features 5 oversized bedrooms, including a nearly 700 sq. ft. master retreat complete with a double-sided see-through fireplace and a gorgeous 5-piece ensuite. There’s also a bright main-floor office just off the living room, ideal for working from home or managing family life. The heart of the home is a show-stopping kitchen, featuring granite countertops throughout—yes, even in the pantry, bathrooms, and laundry room—plus stainless steel appliances and a second fridge in the walk-in pantry. Vaulted ceilings and 3 fireplaces throughout the home bring warmth, light, and character to every room. Outside, enjoy a massive partially covered deck off the main floor, plus an enclosed patio off the basement walk-up, perfect for year-round use. The fully landscaped yard includes underground sprinklers, and backs directly onto open fields for unmatched privacy and views. Top it all off with a huge triple car garage, and this home checks every box—from everyday comfort to effortless entertaining.