



958 41 Avenue N
Lethbridge, Alberta

MLS # A2286754



\$499,000

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|------------------|---|---------------|------------------|
| Division: | Legacy Ridge / Hardieville | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,686 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Siding | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |

Inclusions: none

Stunning, one-of-a-kind new build thoughtfully designed for modern living! This beautifully crafted home showcases an attractive front elevation with a rear attached garage and sits on a generous corner lot. Inside, you'll find a bright open-concept layout filled with natural light from oversized windows. The contemporary kitchen features quartz countertops and a large island—perfect for casual mornings or entertaining guests. Step out from the kitchen onto a private deck tucked between the garage and main floor, offering a cozy outdoor space—ideal for relaxing or hosting family and friends. Upstairs offers three spacious bedrooms, including a primary retreat complete with a walk-in closet and stylish ensuite. A versatile bonus room provides the perfect space for a kids' play area, home office, or evening lounge. Convenient upper-floor laundry adds everyday ease. The expansive corner lot provides plenty of outdoor room for play and entertaining. This exceptional home blends comfort, style, and functionality—truly a must-see!