



GRASSROOTS
REALTY GROUP

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958 41 Avenue N
Lethbridge, Alberta

MLS # A2286754



\$499,000

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		

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!