



**1016 42 Avenue N  
Lethbridge, Alberta**

**MLS # A2299505**



**\$315,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Side, Heated Garage, Insulated, Single Garage Det		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Kitchen island

Located on a corner lot in north Lethbridge, close to the coulee trails of Pavan Park and Alexander Wilderness Park, this well maintained half duplex offers a functional layout, bright living spaces, and exceptional parking flexibility. With RV parking, off street parking, and a single detached heated and insulated garage, the property provides options that are rarely found in this price range, along with a mix of patio space and grassed yard to enjoy outdoors. The main level features a bright living area with large windows and an open feel that connects naturally to the kitchen and dining space. The kitchen has been updated with dark stainless appliances, an island with seating, and a practical layout designed for everyday living. Updated vinyl plank flooring runs throughout the main level and continues into the basement, creating a clean and cohesive look. Two well sized bedrooms and a full four piece bathroom complete the upper level. Downstairs, the fully developed basement offers a spacious recreation area with plenty of room for a large sectional setup, while still allowing space for a desk, workout area, or additional flex use. Large above grade windows help keep the space bright, and the lower level also includes a generous bedroom, another full four piece bathroom, and a combined laundry and mechanical room. Outside, the yard provides a large concrete patio along with a section of grass, creating a comfortable space for relaxing or entertaining. The corner lot allows for additional parking and easy access to the detached heated and insulated garage. With its flexible layout, bright interior, and convenient north side location near parks and walking trails, this property offers a move in ready option with plenty of usable space both inside and out.