



**959 41 Avenue N  
Lethbridge, Alberta**

**MLS # A2157509**



**\$615,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,827 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** garage heater, shed, planters

Check out this spacious and bright 5 bedroom home, in North Lethbridge, with several upgrades on a massive 150 foot deep lot! This home boasts almost 2,700 square feet of developed space on all three levels. The main level has an inviting main entry that leads to a powder room and large family room. The large family room opens up to the upstairs and is highlighted by a fireplace feature that travels all the way to the second level. Another unique feature is the stair case with glass railings that travels up and along the open family room to the second level. This open concept main level living area opens to a dining room and well appointed kitchen. The built in gas range, oven, microwave, and quartz counter tops are highlighted by a unique mosaic backsplash, off-white cabinets, and satin finished gold hardware. Leading through the kitchen to the mud room with garage access is a butlers pantry and walk through pantry for ease of access when coming in through the garage. Upstairs you will find a large master bedroom with luxury ensuite that features a soaker jetted tub that is tiled in and a walk in fully tiled shower. Upstairs is also 2 bedrooms, a laundry room with built ins and a sink, a 4 piece bathroom, and unique views down to the family room. The finished basement features 2 more bedrooms, a living room, 4 piece bathroom, and a utility room. This home is situated on a large 150 foot deep lot that has alley access and a drive way that is extended 10 feet for extra parking. If the attached heated garage and extended driveway isn't enough space you could build a second garage in the back (pending city approval). The lot is also very private and backs onto an open field that will never have development on it.