



**4401 40 Avenue S  
Lethbridge, Alberta**

**MLS # A2159179**



**\$549,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home		

**Inclusions:** NA

Your next home awaits!! With a perfect open main floor, huge oversized garage with extra room for a work space and one of the most private back yards around this home is sure to capture your heart. The main floor is very practical with open concept and function, a fire place for the cool winter nights and double patio doors to the large deck for the hot summer nights, massive double fridge/freezer and a island sink make the kitchen a dream to work in. There is an optional main floor laundry in the 2 pc bathroom or a laundry room in the basement so you can choose what works best for you. The top level has three well sized bedrooms, a family room and of course a luxurious master with on suite . The basement features the optional bedroom or use it as a entertainment/rec room , laundry and a complete 4 pc bathroom. This beautifully designed 2 level home has recently undergone a complete refresh with new floors on the main level and new paint through out the entire house, many little extras have been finished making this home truly move in ready! Come see what awaits for you!!