



1210 40 Avenue N  
Lethbridge, Alberta

MLS # A2198951



**\$389,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Legacy Ridge / Hardieville  |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                   |
| <b>Size:</b>     | 1,392 sq.ft.  | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Rectar |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Vinyl Siding  | <b>Zoning:</b>    | R-37 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s) |                   |      |

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, king size bed & bedroom furniture, ceiling fan(s), window hardware/coverings, bathroom mirror(s), bathroom curtain/rods, window AC unit x2, pallet couch on back deck, garage door opener controls & remote

Welcome to this spacious and inviting 2-storey semi-detached home, perfect for young and growing families or multi-generational living. Featuring 4 bedrooms and 2.5 bathrooms, this home offers ample space for every family member to thrive. The attached garage provides convenience and extra storage, while the expansive back deck and large yard give you plenty of room for outdoor entertaining, playtime, or gardening. There is also an extra tall privacy fence between you and the adjoining neighbor for added comfort! Once the trees bloom, you will truly feel the privacy in the yard. Inside, the open floor plan creates an inviting flow between the living, dining, and kitchen areas, all flooded with natural light thanks to tall ceilings and oversized windows. The grand feel of the home is further enhanced by the extra-wide staircase, making it easier to move furniture and creating a sense of grandeur throughout. The basement is just about finished but if you need 1 more bathroom, it is roughed in! There is also a large rec room, nice sized bedroom PLUS storage! Just need to add some carpet & trim to make it cozy (talk to your mortgage agent about adding it to your mortgage). Families will appreciate being just a short walk from the beautiful Legacy Park, a large green space offering walking trails, playgrounds, spray park, concession, pickleball courts and sports fields&mdash;perfect for weekend outings. Plus, this home is ideally located near essential amenities, including restaurants, pharmacies, grocery stores, and more. Schools are within easy reach, making drop-offs a breeze, and with quick access to major routes, commuting is hassle-free. This home offers the perfect blend of comfort, style, and convenience for families looking to settle into a vibrant and welcoming community. Don't miss out on this incredible opportunity!