

# \$379,900 - 1210 40 Avenue N, Lethbridge

MLS® #A2198951

**\$379,900**

4 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.08 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

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 fieldsâ€”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!

Built in 2008

**Essential Information**

MLS® #	A2198951
Price	\$379,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,392
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1210 40 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6A2

**Amenities**

Parking Spaces	2
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Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, Single Garage Attached
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# of Garages	1
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### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s)
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Microwave Hood Fan
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Full, Partially Finished
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### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
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Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
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Roof	Asphalt Shingle
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Construction	Mixed, Vinyl Siding
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Foundation	Poured Concrete
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### Additional Information

Date Listed	March 7th, 2025
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Days on Market	54
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Zoning	R-37
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### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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