

# \$319,000 - 41 Hawthorne Place N, Lethbridge

MLS® #A2237054

**\$319,000**

4 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.17 Acres

Park Meadows, Lethbridge, Alberta

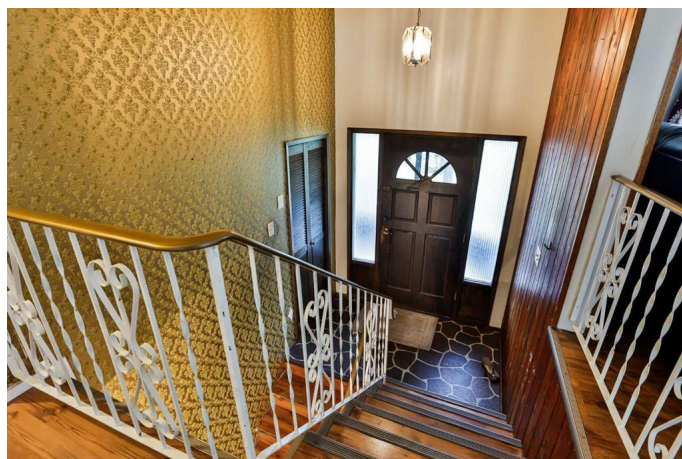
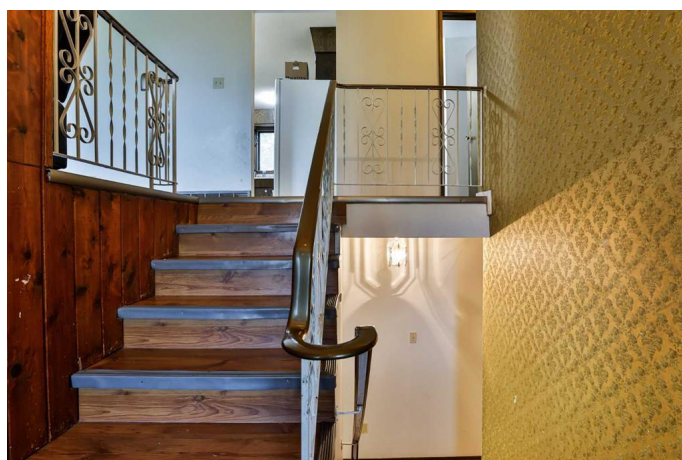
Investment Opportunity in North Lethbridge! Tucked away in a quiet cul-de-sac, this spacious 4-bedroom, 2-bathroom bi-level, rare walkout basement gives you plenty of opportunities. Sitting on a generous 7,350 sq ft lot, the property features an attached garage, ample off-street parking, and a functional layout ideal for accommodating tenants or extended family.

Whether you're looking to expand your portfolio with a reliable income property or explore future development options (subject to city approval), this home presents a rare chance to invest in a sought-after residential area. Located close to schools, parks, public transit, and essential amenities - the location supports both strong tenant appeal and future resale value. Call your Favorite REALTOR® today to book a viewing!

Built in 1975

## Essential Information

MLS® #	A2237054
Price	\$319,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,064



Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	41 Hawthorne Place N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H4L7

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached
# of Garages	6

### Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Wooded
Roof	Asphalt/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 13th, 2025
Days on Market	20
Zoning	R-L

## **Listing Details**

Listing Office	Initia Real Estate
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