

\$312,000 - 1239 42 Avenue N, Lethbridge

MLS® #A2246582

\$312,000

3 Bedroom, 2.00 Bathroom, 749 sqft

Residential on 0.08 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Fantastic Starter or retirement home! This immaculate 1/2 duplex has big bright south facing windows both up and down, large living and family rooms and three good sized bedrooms. Both bathrooms have been renovated and there is newer vinyl plank flooring throughout. This property has seen some major updates such as a new roof on both the house and garage in 2025, Newer fence on one side of the property, the garage has been insulated and drywalled, there was a new furnace and new A/c installed two years ago. You will also love the large 25 x 21 detached garage as well as the rear covered deck. This home is located less than 1/2 block away from the huge Northside Legacy Park, offering a spray park, playground and walking and biking trails. Put this on your must see list today!

Built in 1983

Essential Information

MLS® #	A2246582
Price	\$312,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	749
Acres	0.08
Year Built	1983



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	1239 42 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6A3

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Off Street
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	12
Zoning	R-L

Listing Details

Listing Office Lethbridge Real Estate.com

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