# \$776,000 - 4562 40 Avenue S, Lethbridge

MLS® #A2209441

## \$776,000

5 Bedroom, 4.00 Bathroom, 1,650 sqft Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Click brochure link for more details. This absolutely. GORGEOUS home on the south side of Lethbridge is calling for you!! From its location in a family-friendly neighbourhood to its double garage, back alley access, accent wood ceiling on the covered front step, and hardie board siding this home is just as stunning on the outside as on the inside! The backyard contains an established lawn, landscaping and underground sprinklers (in both the front and back grass), backyard wood ceiling covered vinyl deck with a natural gas hookup, garden boxes, and a covered walk up from the basement. Stepping inside you will appreciate all the custom upgrades: 9 foot ceilings on every level of the home, custom shiplap everywhere you look, custom primary bedroom with shiplap ceiling and wainscoting molding, walk-in closets in the basement bedrooms and primary bedroom, the upstairs 2 bedrooms have shiplap ceiling and accent wall, large laundry room with cabinetry and clothes hanger, stainless steel appliances, quartz countertops, laminate hardwood floors on every level, with beautiful carpet in the 2 large basement bedrooms, open downstairs family room with wet bar, spacious main floor living room with German schmear natural gas fireplace, and so much more! Every washroom has upgraded printed tile. The primary bedroom is peacefully breathtaking and invites you to relax, the on-suite washroom has a shower, stand alone soaker tub, double vanity, walk-in closet, and PLENTY of space for a



king-sized bed. Besides all of these incredible features, the home has central air conditioning, a large island in the kitchen, has been immaculately maintained, and is within walking distance of a green space, parks, and just a quick drive to Costco, other shopping, doctors' offices, restaurants, and schools! If you are looking for the perfect family home, you found it!!

Built in 2020

### **Essential Information**

MLS® # A2209441 Price \$776,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,650

Acres 0.11

Year Built 2020

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 4562 40 Avenue S

Subdivision Southgate
City Lethbridge
County Lethbridge

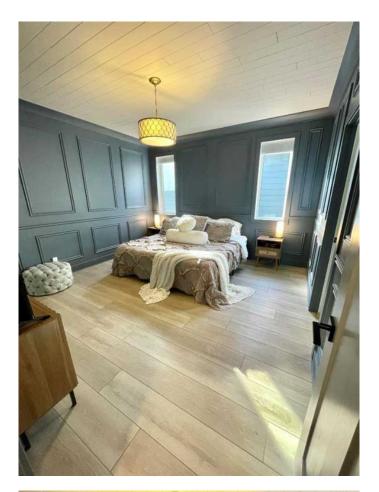
Province Alberta
Postal Code T1K 8G2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2





## Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet

Bar, Bookcases, Double Vanity

Appliances See Remarks

Heating Forced Air, Hot Water

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden

Lot Description Back Lane, Garden, Landscaped, Underground Sprinklers

Roof Asphalt Shingle

Construction Concrete, See Remarks

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 12

Zoning R-L

## **Listing Details**

Listing Office Honestdoor Inc.

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