



GRASSROOTS

REALTY GROUP

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**4566 40 Avenue S
Lethbridge, Alberta**

MLS # A2325981



\$859,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: N/A

Brand new construction that doesn't just check boxes — it rewrites them. This striking two-storey at 4566 40 Ave S commands attention from the curb with premium Hardie board siding in a bold two-tone palette: light grey horizontal lap siding contrasted against dark charcoal vertical panel accents, finished with black architectural trim, modern window frames, and a contemporary garage door with frosted horizontal glass inserts. Built to last, built to impress. Step inside to a dramatic 19-ft ceiling in the main foyer with feature wall on the stairs that sets the tone for what's ahead. The main floor delivers a bedroom with its own full bathroom — rare for new builds at this price point — plus side entry access and a direct garage connection for everyday convenience. Upstairs, two primary bedrooms each with private ensuites and designer highlight feature walls — a layout built for multi-generational living, roommate flexibility, or couples who simply refuse to share a vanity. A third bedroom upstairs with its own full bath completes the upper level. 4 bed. 4 bath. No sharing required. The kitchen is anchored by a quartz waterfall island, full-height backsplash, and upgraded cabinetry with custom shelving throughout. This is not a cookie-cutter build. This is the one they'll wish they moved faster on. Reach out to your favorite Realtor & book your showings today.