



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

963 40 Avenue N
Lethbridge, Alberta

MLS # A2346484



\$549,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	(R-CL)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Dishwasher, Stove, Microwave hood fan, Refrigerator, Washer, Dryer, All window coverings, 2 garage door remotes, A/C, Heater in the garage.

Welcome to this stunning Galco-built detached home, beautifully situated on a desirable corner lot and meticulously maintained inside and out!! With aprox 2000sqft of developed living space, this home offers 4 spacious bedrooms, 3.5 bathrooms, and two generous living areas, this immaculate home combines thoughtful design with exceptional upgrades throughout such as kitchen Quartz Counter Tops and Hunter Douglas Blinds. The bright, open-concept main floor is flooded with natural light and provides the perfect space for everyday living, entertaining, and hosting family and friends. The well-appointed kitchen flows seamlessly into the dining and living areas, creating an inviting atmosphere you'll love coming home to. Comfort and convenience are evident with central air conditioning, underground sprinklers in both the front and backyard, and a heated double detached garage for those cold winter months. Step outside to enjoy the large deck complete with a gas line for your BBQ, a beautifully finished patio area, and a pristine white vinyl fence that creates a private and low-maintenance outdoor retreat. Every detail of this home reflects pride of ownership, from its immaculate condition to its thoughtfully landscaped yard. Spacious, stylish, and move-in ready, this exceptional property offers the perfect blend of comfort, functionality, and curb appeal. Don't miss the opportunity to make this incredible home yours!