

**4325 40 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2256920**



**\$569,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, On Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Hot Tub

Welcome to this beautifully maintained 2-storey home, built in 2019 by Journeymen Enterprises Ltd., located in the desirable Six Mile / Southgate subdivision! Offering over 1,800 sq. ft. of living space above grade, this home features 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept main floor. The unfinished basement comes with rough-in plumbing already completed&mdash;ready for your personal touch. Enjoy the convenience of a double attached garage, and relax in the included hot tub after a long day. This home is ideally situated close to Lethbridge Polytechnic, grocery stores, parks, and scenic walking paths, making it perfect for families, professionals, or investors alike. Don't miss this opportunity to live in one of Lethbridge's most sought-after communities!