



Anne French
Your REALTOR®
Love where you live.

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951 41 Avenue N
Lethbridge, Alberta

MLS # A2278259



\$614,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave

Welcome to 951 41 Ave North! This stunning, brand new two-storey home offering 4 bedrooms and 3.5 bathrooms with a fully developed layout designed for modern family living. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space ideal for entertaining. This home features three separate living areas, providing flexibility for a family room, media space, home office, or playroom. The fully developed lower level adds even more functional living space. Upstairs bedrooms are spacious and well-appointed, including a comfortable primary retreat with its own ensuite. Enjoy a good-sized backyard perfect for outdoor gatherings, along with the convenience of a double attached garage. Located in a new and upcoming community, this home is just a 5-minute drive to Walmart and only 9 minutes to downtown, offering the perfect balance of growth, convenience, and accessibility. Move-in ready and built with today's lifestyle in mind; this is a fantastic opportunity in a thriving neighborhood so don't waste your time and call your REALTOR; today!