

**958 41 Avenue N  
Lethbridge, Alberta**

**MLS # A2286754**



**\$499,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** none

Stunning, one-of-a-kind new build thoughtfully designed for modern living! This beautifully crafted home showcases an attractive front elevation with a rear attached garage and sits on a generous corner lot. Inside, you'll find a bright open-concept layout filled with natural light from oversized windows. The contemporary kitchen features quartz countertops and a large island—perfect for casual mornings or entertaining guests. Step out from the kitchen onto a private deck tucked between the garage and main floor, offering a cozy outdoor space—ideal for relaxing or hosting family and friends. Upstairs offers three spacious bedrooms, including a primary retreat complete with a walk-in closet and stylish ensuite. A versatile bonus room provides the perfect space for a kids' play area, home office, or evening lounge. Convenient upper-floor laundry adds everyday ease. The expansive corner lot provides plenty of outdoor room for play and entertaining. This exceptional home blends comfort, style, and functionality—truly a must-see!