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4545 40 Avenue S
Lethbridge, Alberta

MLS # A2306185

$825,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Back Lane, Private		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt, Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, 2x Garage Door Openers, A/C

Welcome to 4545 40th Avenue South. Offering over 3,300 sq ft of fully developed living space, this home blends style, comfort, and practicality with a refined modern aesthetic. Clean architectural lines, natural materials, and a soft, muted colour palette create a calm and elevated atmosphere throughout. The main living area is defined by soaring ceilings and dramatic floor to ceiling windows that flood the space with natural light. A bright, open stairwell connects each level and leads to the upper floor, where you’ll find a central bonus room with a fireplace, along with three well appointed bedrooms. Designed with both function and presentation in mind, the kitchen features sophisticated cabinetry, premium appliances, and a layout tailored for everyday living as well as entertaining.

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