

958 41 Avenue N
Lethbridge, Alberta

MLS # A2330151



\$519,900

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

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

Inclusions: N/A

Welcome to Galko built 958 41 Avenue N, offering nearly 1,700 sq. ft. of above-grade living space on a spacious corner lot. The bright main level features an open-concept layout connecting the kitchen, dining and living areas, complemented by warm-toned flooring and plenty of natural light. The kitchen offers quartz countertops, a large centre island, ample cabinetry and an excellent layout for everyday living and entertaining. Upstairs you'll find three bedrooms, including a comfortable primary suite with walk-in closet and private ensuite, along with a versatile bonus room that provides valuable additional living space. A full bathroom and conveniently located upper-floor laundry complete the level. Outside, enjoy the fenced yard, deck and the convenience of a double attached garage. The full unfinished basement provides additional space for storage today and an opportunity for future development to suit your needs. Located in the established Legacy Ridge/Hardieville community with parks, pathways, schools, shopping and other North Lethbridge amenities nearby. With generous above-grade space, a functional family layout and a great corner-lot setting, this home offers an excellent opportunity to make it your own.