

\$514,000 - 1112 44 Avenue N, Lethbridge

MLS® #A2223975

\$514,000

4 Bedroom, 2.00 Bathroom, 1,332 sqft

Residential on 0.21 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

A spacious renovated home with 3 bedrooms up, huge yard, insulated 30 X 24 foot insulated shop, and a basement suite (illegal) with complete separate entry . Great open view to the north and tons of parking options -front and back. Modern upgrades including windows, kitchen and bathroom. Brand new fridge and stove upstairs. Great fenced back yard space for gardening, activities, RV or extra vehicle parking and lots of storage in the metal sheds.

Built in 1957

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2223975 |
| Price | \$514,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,332 |
| Acres | 0.21 |
| Year Built | 1957 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1112 44 Avenue N |
| Subdivision | Legacy Ridge / Hardieville |



| | |
|-------------|------------|
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1H 6C3 |

Amenities

| | |
|----------------|-------------------------------------------------------|
| Parking Spaces | 7 |
| Parking | Concrete Driveway, Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Suite, Partial |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description | Back Yard, Few Trees, Lawn |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 10 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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