

# \$487,500 - 1112 44 Avenue N, Lethbridge

MLS® #A2223975

**\$487,500**

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 inside, including kitchen and bathroom. The home had many updates around 2017, with house and garage re-shingled, windows replaced and house stucco done. Brand new fridge and stove upstairs, and hot water tank 2025. 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	\$487,500
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	Double Garage Detached, Concrete Driveway, Off Street
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, Ceiling Fan(s)
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	Private Yard, Fire Pit, 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	53
Zoning	R-L

### Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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