



951 41 Avenue N
Lethbridge, Alberta

MLS # A2278259



\$629,900

Division: Legacy Ridge / Hardievile

Type: Residential/House

Style: 2 Storey

Size: 1,621 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Attached, Parking Pad

Lot Size: 0.09 Acre

Lot Feat: Back Lane, Back Yard, See Remarks

Heating: Forced Air

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding

Zoning: R-CL

Foundation: Poured Concrete

Utilities: -

Features: Sump Pump(s)

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave

Welcome to 951 41 Ave North! This stunning, brand new two-storey home offering 4 bedrooms and 3.5 bathrooms with a fully developed layout designed for modern family living. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space ideal for entertaining. This home features three separate living areas, providing flexibility for a family room, media space, home office, or playroom. The fully developed lower level adds even more functional living space. Upstairs bedrooms are spacious and well-appointed, including a comfortable primary retreat with its own ensuite. Enjoy a good-sized backyard perfect for outdoor gatherings, along with the convenience of a double attached garage. Located in a new and upcoming community, this home is just a 5-minute drive to Walmart and only 9 minutes to downtown, offering the perfect balance of growth, convenience, and accessibility. Move-in ready and built with today's lifestyle in mind; this is a fantastic opportunity in a thriving neighborhood so don't waste your time and call your REALTOR® today!