

# \$324,900 - 1102 44 Avenue N, Lethbridge

MLS® #A2231143

**\$324,900**

3 Bedroom, 2.00 Bathroom, 662 sqft

Residential on 0.05 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 1102 44 Ave N, Lethbridge! This immaculate 3-bedroom, 1.5-bathroom half-duplex offers the perfect blend of comfort, style, and value. Freshly painted and featuring brand new flooring throughout the main floor, this home is truly move-in ready with a bright, modern feel. Stay cool all summer long with the added bonus of central air conditioning. Nestled on the edge of town, you'll enjoy the peace and quiet of suburban living while remaining just minutes from all major amenities. A short stroll takes you to the stunning new Legacy Park or the beautiful coulees perfect for outdoor fun, evening walks, or weekend relaxation. Whether you're a first-time buyer, downsizer, or investor, this well-kept home offers unbeatable convenience, charm, and quality — all at an affordable price. Don't miss your chance to make it yours!

Built in 2008

## Essential Information

MLS® #	A2231143
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	662
Acres	0.05



Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1102 44 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6C3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 15th, 2025
Days on Market	22
Zoning	R-L

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.