

# \$749,900 - 4521 40 Avenue S, Lethbridge

MLS® #A2240752

**\$749,900**

5 Bedroom, 3.00 Bathroom, 2,227 sqft  
Residential on 0.14 Acres

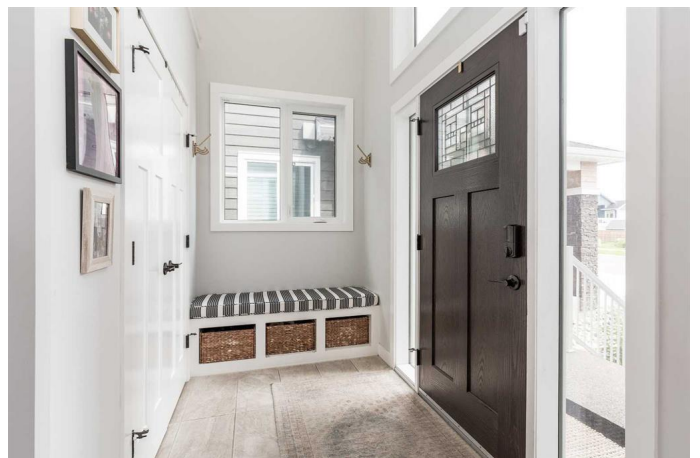
Southgate, Lethbridge, Alberta

Welcome to a home that truly has it all—space, style, and a setting you’ll love. Located in a quiet pocket of South Lethbridge with no neighbours in front or behind, this beautifully finished bi-level offers privacy, luxury, and room to grow.

With 2,227 sq. ft. above grade and a fully developed walk-up basement, this home features 5 oversized bedrooms, including a nearly 700 sq. ft. master retreat complete with a double-sided see-through fireplace and a gorgeous 5-piece ensuite. There’s also a bright main-floor office just off the living room, ideal for working from home or managing family life.

The heart of the home is a show-stopping kitchen, featuring granite countertops throughout—yes, even in the pantry, bathrooms, and laundry room—plus stainless steel appliances and a second fridge in the walk-in pantry. Vaulted ceilings and 3 fireplaces throughout the home bring warmth, light, and character to every room.

Outside, enjoy a massive partially covered deck off the main floor, plus an enclosed patio off the basement walk-up, perfect for year-round use. The fully landscaped yard includes underground sprinklers, and backs directly onto open fields for unmatched privacy and views.



Top it all off with a huge triple car garage, and this home checks every boxâ€”from everyday comfort to effortless entertaining.

Built in 2018

**Essential Information**

MLS® #	A2240752
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,227
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4521 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G2

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Bar, Bookcases, Built-in Features, Granite Counters, Kitchen Island
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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