

\$569,900 - 4325 40 Avenue S, Lethbridge

MLS® #A2256920

\$569,900

3 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

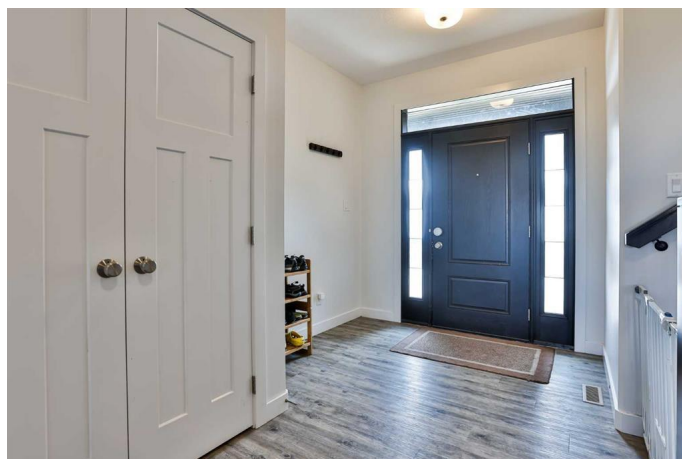
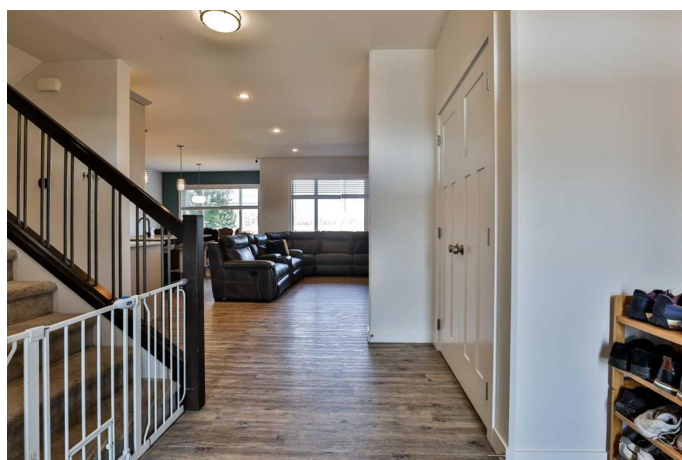
Welcome to this beautifully maintained 2-storey home, built in 2019 by Journeymen Enterprises Ltd., located in the desirable Six Mile / Southgate subdivision! Offering over 1,800 sq. ft. of living space above grade, this home features 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept main floor. The unfinished basement comes with rough-in plumbing already completedâ€”ready for your personal touch.

Enjoy the convenience of a double attached garage, and relax in the included hot tub after a long day. This home is ideally situated close to Lethbridge Polytechnic, grocery stores, parks, and scenic walking paths, making it perfect for families, professionals, or investors alike. Don't miss this opportunity to live in one of Lethbridgeâ€™s most sought-after communities!

Built in 2019

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2256920 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,822 |



| | |
|------------|-------------|
| Acres | 0.12 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4325 40 Avenue S |
| Subdivision | Southgate |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 8E4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, On Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances | Electric Stove, Microwave, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 13th, 2025 |
| Zoning | RES |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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