

**41 Hawthorne Place N  
Lethbridge, Alberta**

**MLS # A2237054**



**\$319,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Central Air, Electric Stove, Dishwasher, Washer/Dryer, refrigerator, Garage Controls

Investment Opportunity in North Lethbridge! Tucked away in a quiet cul-de-sac, this spacious 4-bedroom, 2-bathroom bi-level, rare walkout basement gives you plenty of opportunities. Sitting on a generous 7,350 sq ft lot, the property features an attached garage, ample off-street parking, and a functional layout ideal for accommodating tenants or extended family. Whether you're looking to expand your portfolio with a reliable income property or explore future development options (subject to city approval), this home presents a rare chance to invest in a sought-after residential area. Located close to schools, parks, public transit, and essential amenities - the location supports both strong tenant appeal and future resale value. Call your Favorite REALTOR® today to book a viewing!