

4521 40 Avenue S  
Lethbridge, Alberta

MLS # A2240752



**\$749,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,227 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Granite Counters, Kitchen Island		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, A/C, all window coverings, garage door opener x 2 remotes, fridge in pantry, ceiling storage racks in garage, trampoline

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 box—from everyday comfort to effortless entertaining.