

# \$755,000 - 4562 40th Avenue S, Lethbridge

MLS® #A2220657

**\$755,000**

5 Bedroom, 4.00 Bathroom, 1,797 sqft  
Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Welcome to your dream home at 4652 40th Ave South! This stunning modified bilevel, built in 2021, boasts 5 spacious bedrooms and 3.5 luxurious bathrooms, making it the perfect sanctuary for families of all sizes.

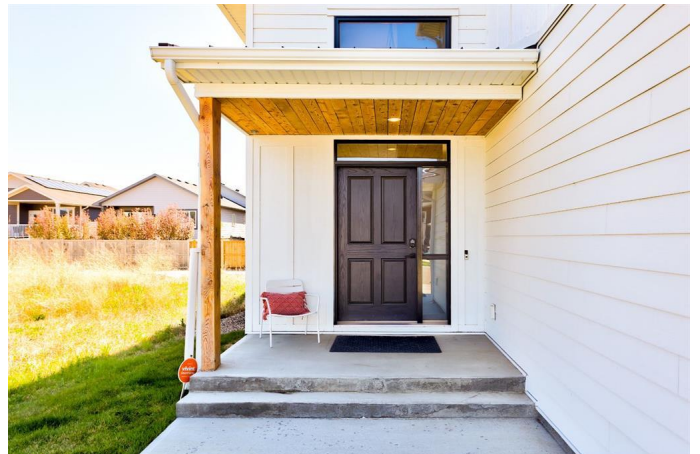
Step inside to discover a beautifully designed open-concept living space, featuring high-end finishes that blend modern elegance with comfort. The fully finished walkout basement provides additional living space, ideal for entertainment or relaxation, while the abundant natural light enhances the home's inviting atmosphere.

Enjoy outdoor living on the covered deck, complete with a natural cedar ceiling finish that adds a touch of class. The meticulously landscaped yard is fully fenced for privacy and features a large 6-foot wide gate providing easy access from the paved alley. With underground sprinklers, maintaining this beautiful outdoor space is a breeze.

This home is not just a place to live; it's a lifestyle. Don't miss your chance to own this remarkable property that offers both modern features and timeless charm. Schedule your private showing today with your favorite REALTOR®!!

Built in 2021

## Essential Information



MLS® #	A2220657
Price	\$755,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	4562 40th Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1G2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Brick Facing

Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	36
Zoning	R-L

## Listing Details

Listing Office	Onyx Realty Ltd.
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