

# \$745,000 - 4562 40th Avenue S, Lethbridge

MLS® #A2220657

**\$745,000**

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.

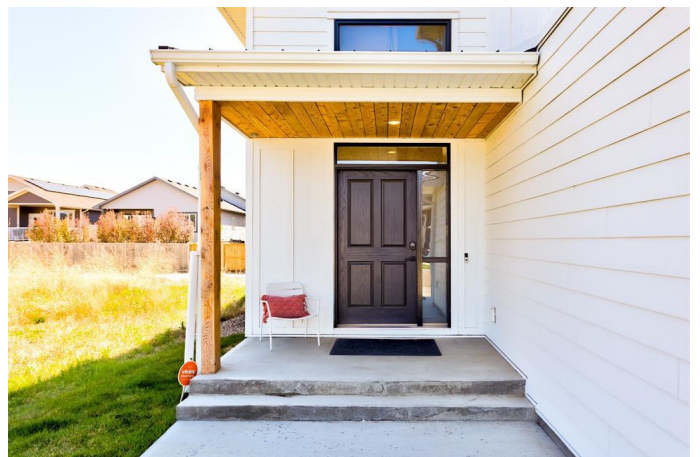
Step inside to discover a beautifully designed open-concept living space, featuring high-end finishes that blend modern elegance with comfort. The fully finished walkout basement provides additional living space, ideal for entertainment or relaxation, while the abundant natural light enhances the home's 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          | \$745,000         |
| 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, Natural Woodwork, 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 |
| 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 | 75             |
| Zoning         | R-L            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.