\$324,900 - 1102 44 Avenue N, Lethbridge

MLS® #A2231143

\$324,900

3 Bedroom, 2.00 Bathroom, 662 sqft Residential on 0.05 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 1102 44 Ave N, Lethbridge! This immaculate 3-bedroom, 1.5-bathroom half-duplex offers the perfect blend of comfort, style, and value. Freshly painted and featuring brand new flooring throughout the main floor, this home is truly move-in ready with a bright, modern feel. Stay cool all summer long with the added bonus of central air conditioning. Nestled on the edge of town, you'll enjoy the peace and quiet of suburban living while remaining just minutes from all major amenities. A short stroll takes you to the stunning new Legacy Park or the beautiful coulees perfect for outdoor fun, evening walks, or weekend relaxation. Whether you're a first-time buyer, downsizer, or investor, this well-kept home offers unbeatable convenience, charm, and quality â€" all at an affordable price. Don't miss your chance to make it yours!

Built in 2008

Essential Information

MLS® # A2231143 Price \$324,900

Bedrooms 3 Bathrooms 2.00

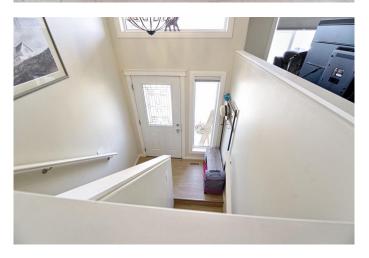
Full Baths 1
Half Baths 1

Square Footage 662

Acres 0.05







Year Built 2008

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

Community Information

Address 1102 44 Avenue N

Subdivision Legacy Ridge / Hardieville

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 6C3

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s),

Washer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 15th, 2025

Days on Market 5
Zoning R-L

Listing Details

Listing Office REAL BROKER

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.