

\$550,000 - 1115 43 Avenue N, Lethbridge

MLS® #A2256915

\$550,000

5 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.15 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

This exceptionally spacious 1,360 sq. ft. bungalow sits on a large 40' x 160' lot and offers both comfortable living and income potential with its fully developed legal basement suite.

The main floor features three bedrooms, including a spacious primary with ensuite, a second full bathroom, and a bright open-concept kitchen and dining area that flows into the living room. Convenient main floor laundry adds to the functionality, making this a truly family-friendly layout.

The lower level is designed as a separate legal suite with its own entrance, two additional bedrooms, a full bathroom, and an open kitchen and living space. This suite is move-in ready and provides excellent rental income opportunities or private space for extended family.

Additional highlights include an attached double garage with extra driveway parking, included appliances (fridge, stove, dishwasher, and OTR microwave), and a landscaped yard with patio and partial fencing. With immediate possession available, this home is a rare find for investors, first-time buyers, or those looking for multi-generational living.



Built in 2009

Essential Information

MLS® #	A2256915
Price	\$550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,343
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1115 43 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0P1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full,

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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