

\$569,900 - 4325 40 Avenue S, Lethbridge

MLS® #A2256920

\$569,900

3 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

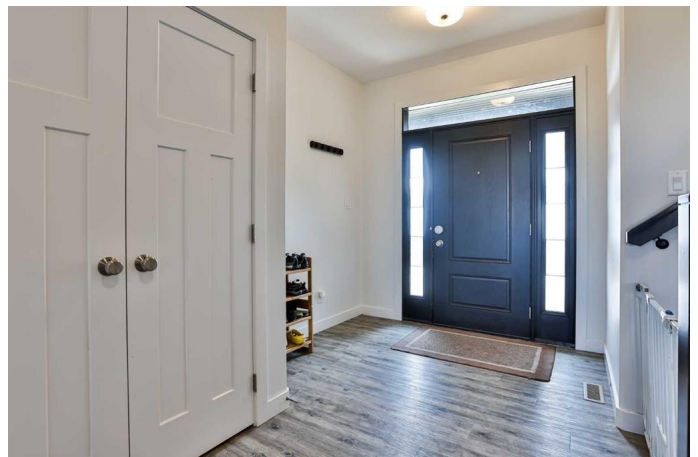
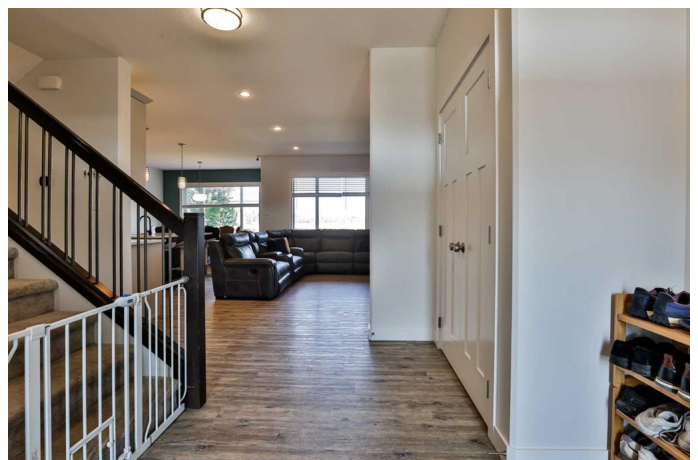
Welcome to this beautifully maintained 2-storey home, built in 2019 by Journeymen Enterprises Ltd., located in the desirable Six Mile / Southgate subdivision! Offering over 1,800 sq. ft. of living space above grade, this home features 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept main floor. The unfinished basement comes with rough-in plumbing already completedâ€”ready for your personal touch.

Enjoy the convenience of a double attached garage, and relax in the included hot tub after a long day. This home is ideally situated close to Lethbridge Polytechnic, grocery stores, parks, and scenic walking paths, making it perfect for families, professionals, or investors alike. Don't miss this opportunity to live in one of Lethbridgeâ€™s most sought-after communities!

Built in 2019

Essential Information

MLS® #	A2256920
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,822



Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4325 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8E4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, On Street
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	1
Zoning	RES

Listing Details

Listing Office	Grassroots Realty Group
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