

# \$725,000 - 4558 40 Avenue S, Lethbridge

MLS® #A2220938

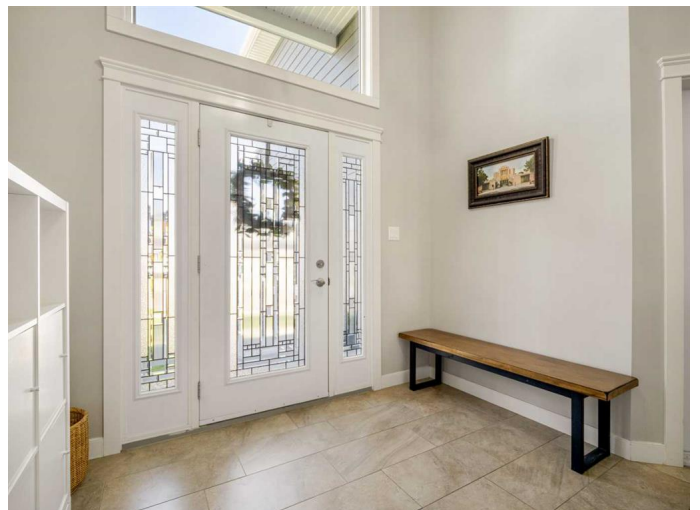
## \$725,000

5 Bedroom, 3.00 Bathroom, 2,186 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

BIG BEAUTIFUL 5 BED, 3 BATH MODIFIED BI-LEVEL HOME WITH WALK-UP TO YARD BASEMENT & MORE THAN 3500 SQUARE FEET OF TOTAL LIVING SPACE! Hardiplank cement fiber board exterior siding with stone accents. Large 24x26 double garage! Main entry features foyer with tiled floors, grand entry, and closet for your coats. There is also an entrance to the garage. Main level is an open plan with vaulted ceilings and hardwood floors in kitchen, dining room, and living room. Kitchen has granite counters, stainless steel appliances(including brand new fridge), plenty of cupboards, and a large pantry. There is even a homework/laptop station for getting some work done. Dining room is a good size and fits a large table. There is also a door to the covered deck out back and a gas line for your BBQ. Back inside the living room features a gas fireplace with mantle and stone surround. Large windows adorn the south facing rear of the home and let in tons of natural light. Main floor also has 2 big bedrooms with carpet flooring and a full bathroom with tub/shower combo. Upper level houses a laundry room, and a primary retreat bedroom that has a tray ceiling, 5 piece ensuite with double sinks, large soaker tub, and separate walk-in shower. There is also a big walk-in closet. Fully developed basement has massive family room with another gas fireplace, wet bar, 2 more large bedrooms(each with their own walk-in closet), another full bathroom, storage area, and



utility/furnace room with secondary laundry hookups. Home has conveniences of central a/c and tankless hot water. Step outside to the covered patio with just 3 steps up to the backyard. The backyard is fenced & landscaped with underground sprinklers, of course. Home backs alley and has walk-out gate access. Move in and enjoy summer in one of Lethbridge's Best South Side Neighbourhoods! Just down the street is park space to run and play!

Built in 2018

### Essential Information

MLS® #	A2220938
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,186
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	4558 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G2

### Amenities

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

## Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Zoning	R-L

## Listing Details

Listing Office	REAL BROKER
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