

# \$776,000 - 4562 40 Avenue S, Lethbridge

---

MLS® #A2209441

**\$776,000**

5 Bedroom, 4.00 Bathroom, 1,650 sqft  
Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Click brochure link for more details. This absolutely, GORGEOUS home on the south side of Lethbridge is calling for you!! From its location in a family-friendly neighbourhood to its double garage, back alley access, accent wood ceiling on the covered front step, and hardie board siding this home is just as stunning on the outside as on the inside! The backyard contains an established lawn, landscaping and underground sprinklers (in both the front and back grass), backyard wood ceiling covered vinyl deck with a natural gas hookup, garden boxes, and a covered walk up from the basement. Stepping inside you will appreciate all the custom upgrades: 9 foot ceilings on every level of the home, custom shiplap everywhere you look, custom primary bedroom with shiplap ceiling and wainscoting molding, walk-in closets in the basement bedrooms and primary bedroom, the upstairs 2 bedrooms have shiplap ceiling and accent wall, large laundry room with cabinetry and clothes hanger, stainless steel appliances, quartz countertops, laminate hardwood floors on every level, with beautiful carpet in the 2 large basement bedrooms, open downstairs family room with wet bar, spacious main floor living room with German schmear natural gas fireplace, and so much more! Every washroom has upgraded printed tile. The primary bedroom is peacefully breathtaking and invites you to relax, the on-suite washroom has a shower, stand alone soaker tub, double vanity, walk-in closet, and PLENTY of space for a



king-sized bed. Besides all of these incredible features, the home has central air conditioning, a large island in the kitchen, has been immaculately maintained, and is within walking distance of a green space, parks, and just a quick drive to Costco, other shopping, doctorsâ€™ offices, restaurants, and schools! If you are looking for the perfect family home, you found it!!

Built in 2020

### Essential Information

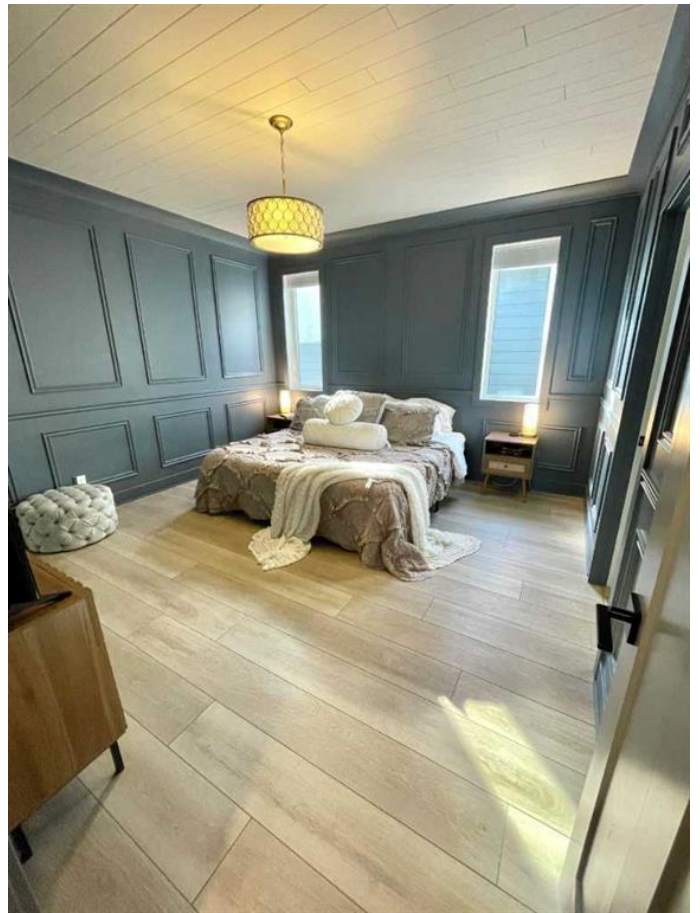
MLS® #	A2209441
Price	\$776,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,650
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4562 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2



## Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar, Bookcases, Double Vanity
Appliances	See Remarks
Heating	Forced Air, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Garden, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	15
Zoning	R-L

## Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

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.