



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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4562 40th Avenue S
Lethbridge, Alberta

MLS # A2220657



\$745,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,797 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 2x Garage Door Opener and 2x Remotes, Underground Sprinklers and Controller

Welcome to your dream home at 4652 40th Ave South! This stunning modified bilevel, built in 2021, boasts 5 spacious bedrooms and 3.5 luxurious bathrooms, making it the perfect sanctuary for families of all sizes. Step inside to discover a beautifully designed open-concept living space, featuring high-end finishes that blend modern elegance with comfort. The fully finished walkout basement provides additional living space, ideal for entertainment or relaxation, while the abundant natural light enhances the home's inviting atmosphere. Enjoy outdoor living on the covered deck, complete with a natural cedar ceiling finish that adds a touch of class. The meticulously landscaped yard is fully fenced for privacy and features a large 6-foot wide gate providing easy access from the paved alley. With underground sprinklers, maintaining this beautiful outdoor space is a breeze. This home is not just a place to live; it's a lifestyle. Don't miss your chance to own this remarkable property that offers both modern features and timeless charm. Schedule your private showing today with your favorite REALTOR®!!