# \$324,900 - 1102 44 Avenue N, Lethbridge

MLS® #A2231143

#### \$324,900

3 Bedroom, 2.00 Bathroom, 662 sqft Residential on 0.05 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 1102 44 Ave N, Lethbridge! This immaculate 3-bedroom, 1.5-bathroom half-duplex offers the perfect blend of comfort, style, and value. Freshly painted and featuring brand new flooring throughout the main floor, this home is truly move-in ready with a bright, modern feel. Stay cool all summer long with the added bonus of central air conditioning. Nestled on the edge of town, you'll enjoy the peace and quiet of suburban living while remaining just minutes from all major amenities. A short stroll takes you to the stunning new Legacy Park or the beautiful coulees perfect for outdoor fun, evening walks, or weekend relaxation. Whether you're a first-time buyer, downsizer, or investor, this well-kept home offers unbeatable convenience, charm, and quality â€" all at an affordable price. Don't miss your chance to make it yours!

Built in 2008

### **Essential Information**

MLS® # A2231143 Price \$324,900

Bedrooms 3 Bathrooms 2.00

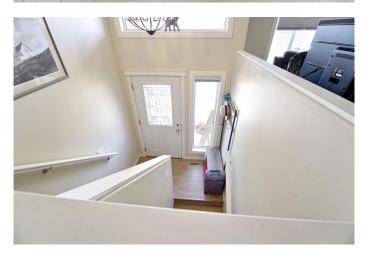
Full Baths 1
Half Baths 1

Square Footage 662

Acres 0.05







Year Built 2008

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

# **Community Information**

Address 1102 44 Avenue N

Subdivision Legacy Ridge / Hardieville

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 6C3

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s),

Washer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 15th, 2025

Days on Market 20 Zoning R-L

## **Listing Details**

# Listing Office REAL BROKER

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