

# \$739,900 - 4721 40 Avenue S, Lethbridge

MLS® #A2199308

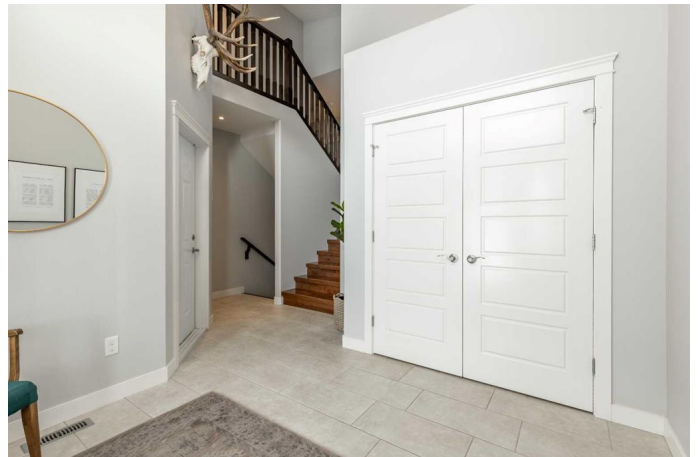
**\$739,900**

5 Bedroom, 3.00 Bathroom, 2,178 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to this exceptional home in the highly sought-after Sixmile neighborhood, ideally located just moments from Superstore, Costco, doctor's offices, restaurants, PetsMart, and a wide range of other amenities! This spacious 5-bedroom, 3-bathroom home is designed to impress! The large double attached garage provides ample storage space, while the exterior boasts durable hardiboard siding, underground sprinklers including a watering system for the raised garden beds in the backyard, and a walkout basement, adding both style and functionality. Inside, you'll find a perfect blend of luxury and comfort, with hardwood floors, central vacuum, two natural gas fireplaces, central air conditioning, and an abundance of natural light pouring in from every angle. The chef-inspired kitchen is a true highlight, featuring elegant granite countertops, a stunning island, stainless steel appliances, and a butler's pantry. A built-in coffee bar or office nook completes this dream kitchen, ensuring both form and function. The primary bedroom is a tranquil retreat, offering a spa-like ensuite with a large soaker tub, double vanities, a walk-in shower, and an enormous walk-in closet—perfect for ultimate relaxation and organization. The fully finished basement is designed for both entertaining and relaxation, with a wet bar and a vast open space ideal for play, movie nights, or hosting gatherings. Additionally, the basement includes two spacious bedrooms and a full bathroom,



offering even more room for family and guests. This home truly has it all—luxury, convenience, and space to grow. Don't miss the opportunity to call this place home—call your REALTOR® and book your private showing today!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199308    |
| Price          | \$739,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,178       |
| Acres          | 0.12        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4721 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 | Kitchen Island, Walk-In Closet(s), Built-in Features, Storage         |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, |

|              |                  |
|--------------|------------------|
|              | Window Coverings |
| Heating      | Forced Air       |
| Cooling      | Central Air      |
| Has Basement | Yes              |
| Basement     | Finished, Full   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                 |
| Construction      | Composite Siding                |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 46               |
| Zoning         | R-L              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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