

\$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 — 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 | 1 |
| Zoning | R-L |

Listing Details

Listing Office

REAL BROKER

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