

# \$319,000 - 41 Hawthorne Place N, Lethbridge

MLS® #A2237054

**\$319,000**

4 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.17 Acres

Park Meadows, Lethbridge, Alberta

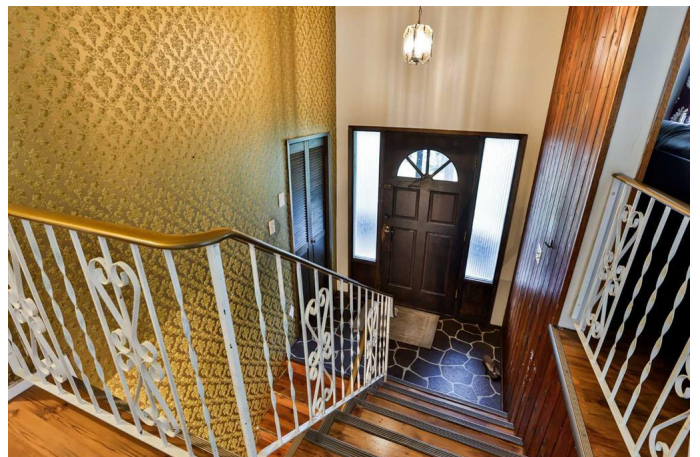
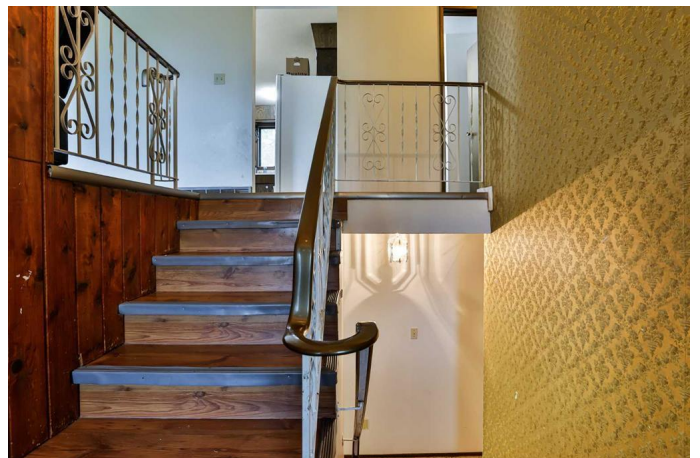
Investment Opportunity in North Lethbridge! Tucked away in a quiet cul-de-sac, this spacious 4-bedroom, 2-bathroom bi-level, rare walkout basement gives you plenty of opportunities. Sitting on a generous 7,350 sq ft lot, the property features an attached garage, ample off-street parking, and a functional layout ideal for accommodating tenants or extended family.

Whether you're looking to expand your portfolio with a reliable income property or explore future development options (subject to city approval), this home presents a rare chance to invest in a sought-after residential area. Located close to schools, parks, public transit, and essential amenities - the location supports both strong tenant appeal and future resale value. Call your Favorite REALTOR® today to book a viewing!

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237054  |
| Price          | \$319,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,064     |



|            |             |
|------------|-------------|
| Acres      | 0.17        |
| Year Built | 1975        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 41 Hawthorne Place N |
| Subdivision | Park Meadows         |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1H4L7               |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 6                                                             |
| Parking        | Concrete Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 6                                                             |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | Central Air                                                                                        |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Wood Burning Stove                                                                                 |
| Has Basement      | Yes                                                                                                |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Private Yard       |
| Lot Description   | Cul-De-Sac, Wooded |
| Roof              | Asphalt/Gravel     |
| Construction      | Wood Frame         |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 30              |
| Zoning         | R-L             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|

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