

\$749,900 - 4521 40 Avenue S, Lethbridge

MLS® #A2240752

\$749,900

5 Bedroom, 3.00 Bathroom, 2,227 sqft
Residential on 0.14 Acres

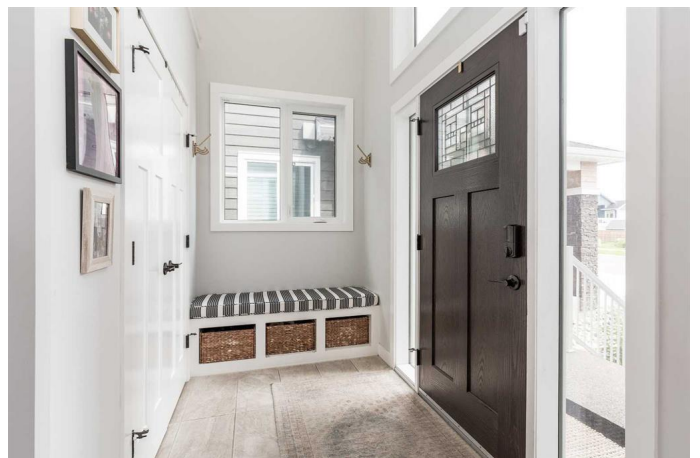
Southgate, Lethbridge, Alberta

Welcome to a home that truly has it all—space, style, and a setting you’ll love. Located in a quiet pocket of South Lethbridge with no neighbours in front or behind, this beautifully finished bi-level offers privacy, luxury, and room to grow.

With 2,227 sq. ft. above grade and a fully developed walk-up basement, this home features 5 oversized bedrooms, including a nearly 700 sq. ft. master retreat complete with a double-sided see-through fireplace and a gorgeous 5-piece ensuite. There’s also a bright main-floor office just off the living room, ideal for working from home or managing family life.

The heart of the home is a show-stopping kitchen, featuring granite countertops throughout—yes, even in the pantry, bathrooms, and laundry room—plus stainless steel appliances and a second fridge in the walk-in pantry. Vaulted ceilings and 3 fireplaces throughout the home bring warmth, light, and character to every room.

Outside, enjoy a massive partially covered deck off the main floor, plus an enclosed patio off the basement walk-up, perfect for year-round use. The fully landscaped yard includes underground sprinklers, and backs directly onto open fields for unmatched privacy and views.



Top it all off with a huge triple car garage, and this home checks every boxâ€”from everyday comfort to effortless entertaining.

Built in 2018

Essential Information

MLS® #	A2240752
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,227
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4521 40 Avenue S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Granite Counters, Kitchen Island, Bookcases
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Gas, Living Room, Family Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	9
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.