

# \$550,000 - 1115 43 Avenue N, Lethbridge

MLS® #A2256915

**\$550,000**

5 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.15 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

This exceptionally spacious 1,360 sq. ft. bungalow sits on a large 40' x 160' lot and offers both comfortable living and income potential with its fully developed legal basement suite.

The main floor features three bedrooms, including a spacious primary with ensuite, a second full bathroom, and a bright open-concept kitchen and dining area that flows into the living room. Convenient main floor laundry adds to the functionality, making this a truly family-friendly layout.

The lower level is designed as a separate legal suite with its own entrance, two additional bedrooms, a full bathroom, and an open kitchen and living space. This suite is move-in ready and provides excellent rental income opportunities or private space for extended family.

Additional highlights include an attached double garage with extra driveway parking, included appliances (fridge, stove, dishwasher, and OTR microwave), and a landscaped yard with patio and partial fencing. With immediate possession available, this home is a rare find for investors, first-time buyers, or those looking for multi-generational living.



Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256915    |
| Price          | \$550,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,343       |
| Acres          | 0.15        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1115 43 Avenue N           |
| Subdivision | Legacy Ridge / Hardieville |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1J 0P1                    |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 6                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance                      |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                            |

Has Basement Yes  
Basement Exterior Entry, Finished, Full,

## Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Concrete  
Foundation Poured Concrete

## Additional Information

Date Listed September 12th, 2025  
Days on Market 29  
Zoning R-L

## Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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