

# \$300,000 - 1208 41 Avenue N, Lethbridge

MLS® #A2200992

**\$300,000**

2 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.14 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to this unique property that offers endless possibilities! This property features a cozy bungalow and your "dream" shop! In between the two is a large private yard, perfect for entertaining, gardening, or simply enjoying some peace and privacy. Inside, you'll find a well-maintained, updated kitchen, a comfortable living space, two bedrooms, one bathroom and a back porch with separate entry.

The real gem here is the 29x32' detached heated shop. .Never see your husband again! Built in 2014 has alley access and framed for a second overhead door. There is everything you need including 11.5 foot ceilings, radiant heat, 1300lb ceiling mounted winch, and SIX 220 volt circuits! Whether you're looking to create your own workshop, start a home business, or simply need extra storage, this space is ready for you. The options are endlessâ€”live in the house and rent out the shop, or rent both the house and the shop to potentially generate rental income.

Located just steps from the Legacy Regional Park, this home offers a fantastic combination of privacy, convenience, and potential. Don't miss your chance to own this property with room to growâ€”schedule a showing with your REALTORÂ® today!



Built in 1953

**Essential Information**

MLS® #	A2200992
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	743
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1208 41 Avenue N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H6B4

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking, 220 Volt Wiring, Gravel Driveway, Workshop in Garage
# of Garages	4

### **Interior**

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard, RV Hookup
Lot Description	Back Lane, Back Yard, Lawn

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Combination

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	3
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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