

# \$330,000 - 1138 42 Avenue N, Lethbridge

MLS® #A2229638

**\$330,000**

2 Bedroom, 1.00 Bathroom, 950 sqft

Residential on 0.13 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Every mans dream is this 950 square foot house and a 28 foot by 30 foot 840 square foot shop. The house is a cute little 2 bedroom one bathroom ranch style house that has all the big ticket items replaced such as roof, furnace, central air, hot water. This corner lot boasts a lot of parking. The garage will make any car enthusiast happy with the 12 foot ceilings and a 2 post car hoist. call your favorite realtor today to book a viewing.

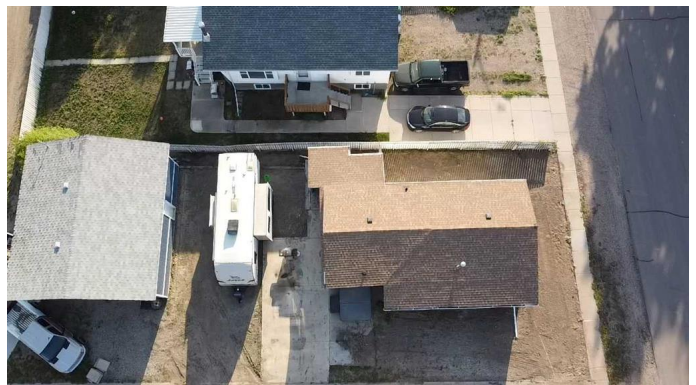
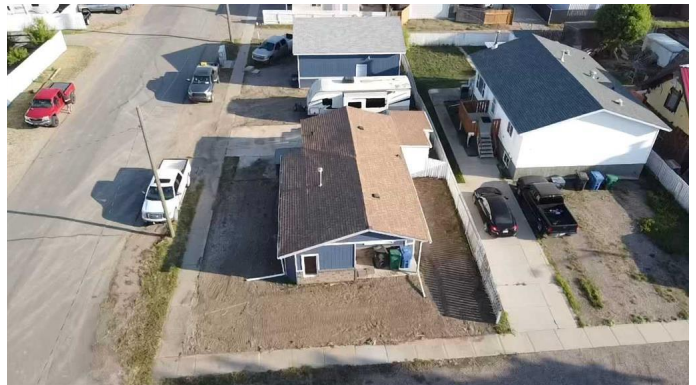
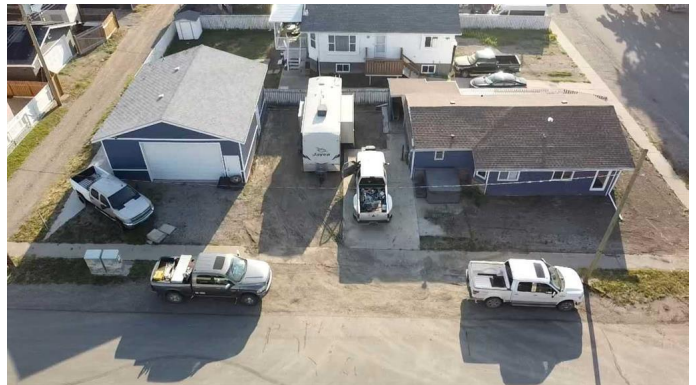
Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229638    |
| Price          | \$330,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 950         |
| Acres          | 0.13        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1138 42 Avenue N           |
| Subdivision | Legacy Ridge / Hardieville |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1H6B2     |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Off Street, Quad or More Detached |

### **Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                      |
| Appliances        | Electric Water Heater, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                 |
| Cooling           | Central Air                                                             |
| Basement          | None                                                                    |

### **Exterior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | RV Hookup                                                                                                |
| Lot Description   | Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Wood Frame, Wood Siding                                                                                  |
| Foundation        | Perimeter Wall                                                                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 10              |
| Zoning         | Residential     |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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