



Anne French  
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Love where you live.

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4330 4 Avenue S  
Lethbridge, Alberta

MLS # A2179758



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	2,792 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	Hamlet Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Stunning Full Duplex with Legal Suite in Prestigious South Lethbridge &ndash; 5,500 SqFt of Total Living Space Experience luxury and versatility in this beautifully updated full duplex, ideally located in the prestigious South Lethbridge area. Offering approximately 5,500 SqFt of living space across three units, including a legal suite, this property is perfect for both homeowners seeking a spacious residence and investors looking for exceptional rental potential. Main Unit: Built in 2008, the main unit is a 1,659 SqFt bungalow that stands out with its modern design and high-quality finishes. The impressive 15-foot vaulted ceiling enhances the open feel of the space, making it perfect for comfortable living and entertaining. New vinyl flooring adds a fresh, contemporary touch, combining durability and style. Secondary Units: The adjoining two units have undergone extensive renovations, down to the studs, transforming them into practically new homes. These units feature all-new plumbing, kitchens, and bathrooms, ensuring a worry-free living experience. New vinyl flooring has been installed throughout, providing a sleek, cohesive look. One of these units is a legal suite, offering great potential for rental income or flexible living arrangements. Additional Features: A newly installed sprinkler system provides enhanced safety and peace of mind for all three units, adding to the property's overall appeal and value. Total Living Space: With a total of about 5,500 SqFt of living space, this property provides ample room for various needs, whether accommodating a large family or maximizing rental income. This full duplex offers luxury, space, and income potential in one of Lethbridge's most desirable neighborhoods. Don't miss your chance to own this incredible property.