# \$484,900 - 2615 44 Street S, Lethbridge

MLS® #A2189410

## \$484,900

3 Bedroom, 3.00 Bathroom, 1,406 sqft Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

The popular "Grayson" model by Avonlea Homes. Check out these great new elevations. This home is located close to SCHOOL, PARK AND PLAYGROUND IN SOUTHBROOK. Nice and open floor plan on the main floor, 9' Flat Painted ceilings, large windows for that extra sunlight, quartz countertops. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for a family room, 4th bedroom and another full bath. Enjoy the insulated Double attached garage to keep those vehicles warm and dry. Located in the architecturally controlled community of Southbrook with school, playground and park for the whole family to enjoy. Close to lots of amenities the Southside has to offer. NHW. House is virtually staged



#### **Essential Information**

MLS® # A2189410 Price \$484,900

Bedrooms 3

Bathrooms 3.00

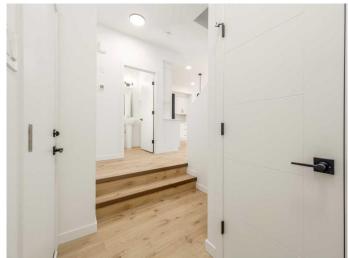
Full Baths 2

Half Baths 1

Square Footage 1,406

Acres 0.09







Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 2615 44 Street S

Subdivision Discovery
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K8L6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 103
Zoning RL

## **Listing Details**

## Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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