

# \$625,000 - 2601 45 Street S, Lethbridge

MLS® #A2208817

**\$625,000**

4 Bedroom, 3.00 Bathroom, 2,036 sqft

Residential on 0.09 Acres

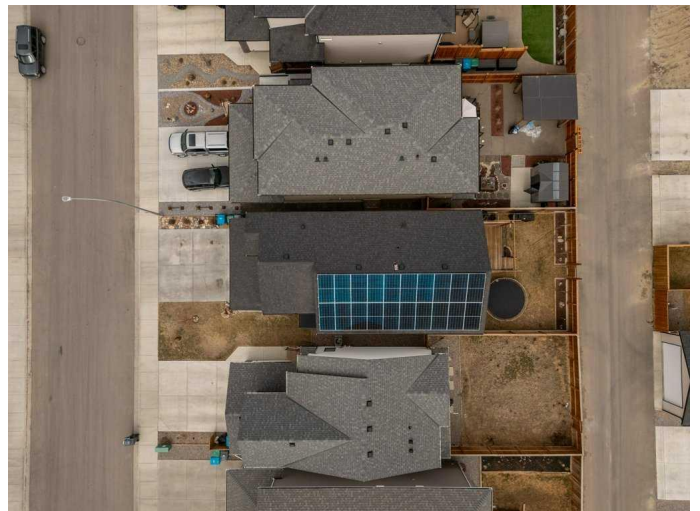
Discovery, Lethbridge, Alberta

Welcome to this stunning and RARE home with 4-bedroom UPSTAIRS, 5 piece en-suite, MAIN floor office, solar panels and an EAST facing deck. Still practically brand newâ€™but better!

Step inside and be immediately captivated by the main floorâ€™it's a true showstopper! The kitchen is a chefâ€™s dream, featuring top-of-the-line appliances, including a gas stovetop and built-in microwave and oven. Floating wood shelves add a touch of charm, while gorgeous gold finishes bring a modern elegance to the space. The oversized dining area leads seamlessly out to the back deck, complete with a pergola top, offering the perfect place to relax and entertain in the large yard with alley access.

The true heart of the home is the Family Room, where you'll find a stunning modern tiled fireplace framed by a wood mantle. The open ceiling stretches all the way to the second floor, creating an open, airy ambiance. Upstairs, the second floor houses all 4 spacious bedrooms, including a luxurious 5-piece ensuite and a 4-piece bathroom in the hall. A thoughtfully located laundry room ensures youâ€™ll never have to make the trip to the basement againâ€™saving you time and effort.

The unfinished basement is ready for your vision, offering endless possibilities to create the ultimate dream space. Plus, the home is



equipped with solar panels that stay with the property, offering potential long-term savings on your energy bills.

Finally, the double attached garage with a full driveway provides ample parking and storage space. This home is a true gem in an exciting and rapidly growing neighborhoodâ€”donâ€™t miss the chance to make it yours!

Built in 2020

**Essential Information**

MLS® #	A2208817
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,036
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2601 45 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K6

**Amenities**

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Paved
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	38
Zoning	R-CL

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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