

2700 46 Street S
Lethbridge, Alberta

MLS # A2175603



\$599,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Discovery | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,227 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Lawn, Level | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Suite Dishwasher, Suite Washer, Suite Dryer, Suite Refrigerator, Suite Stove, Suite Microwave Hood Fan

OPEN HOUSE SAT. NOV. 2nd 1PM-3PM* Modern Curb Appeal on a Corner Lot with a Legal Suite and Private Entrances. Your new home has elegant design with brass fixtures, undermount sink, quartz countertops, soft close cabinetry, stainless steel appliances, ample windows and upgraded finished hardware. The thoughtful features of this smart home include 5 bedrooms, AC, tankless water heat, sliding patio doors, duel vanity, potlights and a ground level mechanical room. The legal suite is an excellent mortgage helper that has its own set of stainless steel appliances, washer/dryer, quartz countertop, and own mechanical room. With a private entrance that leads out to the fence with a convenient side door for ample parking along the length of the lot. An insulated garage, large stone patio, underground sprinkler system, fully fenced and paved back alley keep this yard attractive and functional. Located in popular Southbrook near shopping, dining, and an elementary school. Check out the 3D Tour. WEEKEND BLITZ: SHOWINGS START FRIDAY NOVEMBER 1st at 9:00am - MONDAY, NOVEMBER 4th at 7pm.