

**2603 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2180238**



**\$599,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Discovery              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,843 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | RL |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** None

Welcome to the Avery! NEW DESIGN By Avonlea Homes. .This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Excellent Southside location close to school, park , play ground, and all the amenities the south side has to offer. Home is virtually Staged. NHW