

2723 45 Street S
Lethbridge, Alberta

MLS # A2188072



\$489,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,535 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Gemstone lights, A/C, Underground Sprinklers

Welcome to this stunning and move-in ready home located in the highly sought-after community of Southbrook (Discovery) on the south side of Lethbridge. With over 1,500 square feet of beautifully designed living space, this home offers an exceptional layout, impeccable condition, and an unbeatable location close to Lethbridge's best amenities. As you step into the main level, you'll immediately notice the unique floorplan that features a central staircase with upgraded spindle railings. This grand focal point not only adds a touch of elegance but also allows natural light to flow seamlessly throughout the home. The living room is a showstopper, with soaring open-to-above ceilings and a stunning gas fireplace framed by floor-to-ceiling windows, creating a warm and inviting atmosphere. Adjacent to the living room is the spacious dining area, which offers direct access to your back deck and fully landscaped backyard. The outdoor space is perfect for entertaining or relaxing and features underground sprinklers in both the front and back, making lawn care a breeze. The kitchen is both stylish and functional, with beautiful quartz countertops, warm wood-toned cabinetry that exudes coziness, and a pantry for extra storage. From the kitchen, you'll find convenient access to the double attached garage as well as a 2-piece powder room on this level. Heading upstairs, the primary suite is a true retreat. Spacious and serene, it includes a luxurious 5-piece ensuite with dual vanities, a stand-up shower, and a walk-in closet. Completing the second level is the thoughtfully located laundry room with a stacking washer and dryer, additional cabinetry for storage, a 4-piece bathroom, and two more generously sized bedrooms. The basement is currently unfinished, providing an opportunity to customize the space to suit your needs. With room to add another bedroom,

a family room, and a 4-piece bathroom, this level offers great potential to increase the value of this already exceptional home. Outside, the exterior of the home is just as impressive with gemstone lighting, adding a touch of elegance and practicality to the property. This home truly has it all—immaculate condition, a unique and grand floorplan, and a fantastic location in Southbrook.