

2718 43 Street S
Lethbridge, Alberta

MLS # A2201136



\$549,900

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|------------------|---|---------------|------------------|
| Division: | Discovery | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,587 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Door Opener | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Rectangular Lot, Street Lighting | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks | | |

Inclusions: n/a

Welcome to the "Lanark II" by Stranville Living Master Builder, located in the desirable south Lethbridge community of Southbrook. This new home is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This two-storey home greets you with a spacious and open foyer, featuring a built-in bench with hooks and a large picture window. At 1,587 square feet total, the main floor of this home is designed with a large kitchen space consisting of melamine cabinets, brushed gold accents, fully tiled backsplash, and quartz countertops for both the base cabinets and peninsula. Stranville Living's top tier appliance package includes a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. A large sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing, backing onto a green strip. The main floor also includes a powder room equipped with Stranville Living's modern wall hung toilet and a pedestal sink. The second level consists of 3 bedrooms, a bonus room above the garage, a 4-piece bathroom, and a laundry closet that is easily accessible for all bedrooms. The primary bedroom features large windows and includes a spacious walk-in closet. The 3-piece ensuite features a single sink vanity and a tiled shower with a glass sliding door by Maax. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists to help keep your heating and cooling costs

in check. Must be seen to be appreciated!