



GRASSROOTS
REALTY GROUP

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2507 44 Street S
Lethbridge, Alberta

MLS # A2222189



\$534,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

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

Inclusions: None

The "Isla" by Avonlea Homes is the perfect family home. Located in the architecturally controlled community of SouthBrook Close to school, park and Playground.. The main level hosts a notched out dining nook, eating bar on the kitchen island, walk in pantry. Large windows and tall ceilings make the main floor feel very bright and open. Also notice the new look of the flat painted ceilings. Upstairs resides the 3 bedrooms with the master including an en-suite and walk in closet. The ensuite has a large 5 foot walk-in shower and His/Her sinks. Great Bonus room area for the family to enjoy. Bonus room is in the middle of the upstairs giving privacy to the master retreat from the kids bedrooms. Convenience of laundry is also upstairs. The basement is open for family room, bedroom and another full bath. This home is located close to Park, Playground, shopping and schools. Close to all the amenities the Southside has to offer. NHW. Home is virtually staged. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply