



**GRASSROOTS**  
REALTY GROUP

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2813 44 Street S  
Lethbridge, Alberta

MLS # A2231071



**\$579,000**

Division:	Discovery		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,477 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Wired for Data		

**Inclusions:** built in: dishwasher, oven, microwave, cook top, fridge, hood fan

Welcome to DISCOVERY in SOUTHBROOK &ndash; Lethbridge's newest southside community. This beautiful home boast Stranville built quality inside and out. The large welcoming entrance opens up to a main floor great room living space filled with bright natural sunshine in the many featured windows and vaulted ceilings. The custom kitchen is a cook's dream with full panel faced appliance package all around lending a stunning look to the quality quartz and tiles, a large eating bar island, a full wall of built in pantry cabinets and high-end built-in appliances all around. The living space and open dining both offer plenty of room for your relaxing family and to entertain your guests in style. This great space has the added bonus of a large stunning custom-built sunroom through the patio doors for that extra space bathed in sunshine year-round. With two large bedrooms and a full bathroom on the main, the primary suite enjoys its own space a few steps up complete with a large walk-in closet and a beautiful ensuite. The unfinished basement, with bathroom rough in, await your own design to finish up your family's custom space in this beautiful home. A fully finished out double garage with plenty of space, and driveway parking in front of the attached garage &ndash; but also the back ally access with a double-gated rear fence will easily take in your family's RV for year-round storage. The Southbrook community has a beautiful lake area with pathways, and best of all it already has its new elementary school on huge park/playground space including a soccer pitch, baseball diamond and basketball court for all to enjoy. Don't miss out on the opportunity to move in for summer and relax in your already finished beautiful landscaped and fenced yard &ndash; nothing to do but enjoy the sunshine!

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