

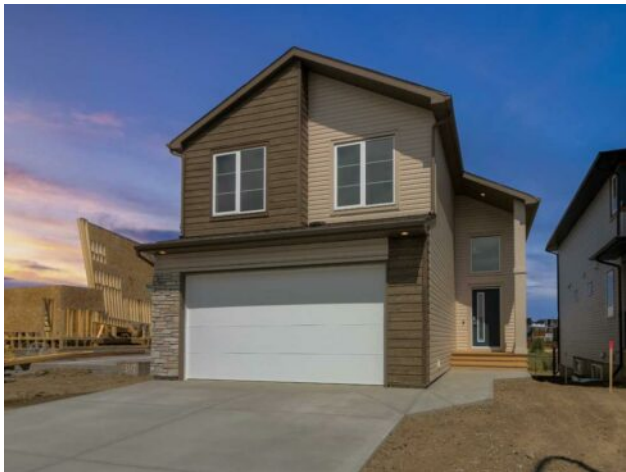


GRASSROOTS
REALTY GROUP

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3121 44 Street S
Lethbridge, Alberta

MLS # A2242700



\$649,900

Division:	Discovery		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,555 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, No Neighbors		

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, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to the "Hemdale IV" by Stranville Living Master Builder, located in the desirable 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 popular bi-level model continues to prove why it is a best seller for Stranville Living and this version is no exception. With a rear elevation of gorgeous windows overlooking the Southbrook nature pond and walkout basement with a sliding patio door, the outdoors and indoors seem to merge into one. Tall vaulted ceilings carry through the entry into the kitchen and dining areas and land you right into the tremendous living room of cascading light. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. This version of the Hemdale houses the primary bedroom on the main floor and is blessed with an ample ensuite that includes dual sinks in a massive vanity of beautiful stained oak, a substantial tiled shower, a freestanding soaker tub, and a large walk-in closet. Two more bedrooms are found up over the garage, providing the right amount of seclusion from the main floor activities. If needed, there is another 811 square feet awaiting development in the basement, adding two more bedrooms, full 3-piece bathroom, and a significant family room. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep

your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.