



GRASSROOTS
REALTY GROUP

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2725 46 Street S
Lethbridge, Alberta

MLS # A2251492



\$615,000

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,966 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot, Underground Spr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Underground Sprinklers and Controller		

Discover your dream home in this stunning property located in a desirable newer subdivision! This beautiful residence features an inviting upper level with three spacious bedrooms, including a luxurious en-suite and a convenient laundry area. The main floor boasts impressive floor-to-ceiling windows that flood the space with natural light, complemented by soaring ceilings that create an open and airy atmosphere. The all-white kitchen is a chef's delight, complete with a butler's pantry for added convenience. A stylish two-piece bathroom is also located on the main floor for guests. The partially developed basement offers potential for additional living space, complete with a four-piece bathroom already in place. Situated on a large, fully landscaped pie-shaped lot, this home provides ample outdoor space for relaxation and entertainment. The attached double car garage adds to the convenience of this exceptional property. Don't miss the chance to make this beautiful home yours!