



GRASSROOTS
REALTY GROUP

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2722 43 Street S
Lethbridge, Alberta

MLS # A2257551



\$579,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting		

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, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the "Comrie" by Stranville Living, located in the desirable Lethbridge community of Southbrook. This new home is situated merely a few hundred meters from Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and a basketball court. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This award-winning two storey home is well laid out and boasts a main floor rivaled by few homes of this size. It includes a beautifully appointed kitchen with Adora Cabinets with gold accents extended to the ceiling, fully tiled backsplash, and quartz countertops for both the base cabinets and island. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. There is a set of base cabinets with matching quartz countertops and floating MDF shelving in the butler's pantry, which walks through to the mudroom and garage entry. The centerpiece of the living room is a linear fireplace set into a tiled build out with a painted MDF mantle surrounded by a set of large windows that face west and provide ample natural light. Adjacent to the dining room is a large sliding glass door that exits onto your future deck and rear yard that backs a serene green strip with walking paths. The upper level includes a great primary bedroom with a huge walk-in closet and ensuite, two more bedrooms, a main bath, as well as a media room and large laundry room. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Very cool house on a terrific street in south Lethbridge!

Photos contain virtual staging. There's nothing like NEW!