



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2929 46 Street S
Lethbridge, Alberta

MLS # A2258571



\$419,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,076 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s)		

Inclusions: NA

Welcome to this "like new" half duplex in Southbrook. Only 3 years old. Detached double garage, fully fenced and landscaped in a great neighbourhood across from the school. Close access to tonnes of shopping and Hwy 4. Double primary bedrooms up with double 4 pc ensuites! As a bonus the basement is partially finished and would only take a little bit to finish up! Don't miss this gem!