



GRASSROOTS
REALTY GROUP

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3009 46 Street S
Lethbridge, Alberta

MLS # A2271928



\$429,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,240 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions:	Underground Sprinklers (front & back)
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Welcome to 3009 46th Street South! This well-maintained, almost-like-new side-by-side duplex is the perfect opportunity to move out of renting and into homeownership in a great South Lethbridge neighborhood. The main floor is bright and open with an open-concept kitchen, dining, and living area—a comfortable space to cook, gather, and unwind. Upstairs, you’ll find three bedrooms, including a primary suite with a walk-in closet and ensuite. The home offers a fully fenced yard, plus a detached double garage for parking and storage. The undeveloped basement provides room to grow, with potential for another bedroom, bathroom, and family room. Close to shopping, restaurants, parks, and schools, this location checks all the boxes. Take a look at the photos and virtual tour and see if this home is the right fit for you!