



**GRASSROOTS**  
REALTY GROUP

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

**2519 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2282842**



**\$529,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Discovery              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,407 sq.ft.           | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | RCL |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** Blinds

Don't want to deal with all the extra work and expense of a new home! Here is a great opportunity to own a one year old Avonlea with almost everything included. You don't have to pay for an upgraded deck, Fencing, beautiful landscaped yard, Central Air, Blinds. Kitchen appliances included as well. Located close to school and park this almost brand new home has open floor plan with kitchen over-looking back yard, 3 bedrooms up, primary bedroom with walk in shower and walk in closet, convenience of laundry. your kids will love playing in that lovely back yard. Basement is undeveloped but set up for family room, bedroom and another full bathroom. Just bring your furniture and move in today. Oh, and one other great thing, balance of NHW to be transferred to new buyer on possession date.