



**2614 46 Street S  
Lethbridge, Alberta**

**MLS # A2283000**

**\$539,900**



<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge x2, stove x2, washer x2, dryer x2, dishwasher x2, window coverings, AC, underground sprinklers, OTR microwave x2		

Welcome to this beautiful, legally suited five-bedroom home located on the south side of Lethbridge, sitting on a generous corner lot with excellent curb appeal! The main level features three spacious bedrooms and a bright, modern kitchen with quartz countertops and stainless steel appliances. Central air conditioning and separate thermostats upstairs and downstairs provide all that are living there to be comfortable year-round! The fully self-contained basement suite offers two bedrooms, a private separate entry, its own stainless steel appliances, and separate laundry facilities, making it an ideal mortgage helper or investment opportunity. The property is landscaped with underground sprinklers and offers a rear parking pad off the back alley and tons of parking around the front and side of the property, providing ample parking for all occupants. Located just a stone's throw from an elementary school, playground, and park, this turnkey home is perfectly suited for first-time buyers looking for additional mortgage income or investors seeking a strong addition to their portfolio! This beautiful, move-in-ready property is ready for its next owner and would be a fantastic place to call home—contact your favourite REALTOR® today to book a showing!!