



GRASSROOTS
REALTY GROUP

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2614 46 Street S
Lethbridge, Alberta

MLS # A2283000



\$539,900

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

Heating: Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-M

Utilities: -

Inclusions: Fridgex2, stovex2, washerx2, dryerx2, dishwaxherx2, 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!!