



**2514 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2300122**



**\$579,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to the brand new Christensen floor plan by Stranville Living Master Builder, a home that checks all the boxes and then casually adds a few more. Thoughtfully designed with style and function in all the right places, this one stands out from the moment you walk in. The main floor features a bright and spacious open-concept layout that feels both welcoming and elevated. The kitchen is a true showpiece with matte black velour cabinetry and Stranville's signature paneled appliances, including a Fisher & Paykel fridge that blends seamlessly into the cabinetry, along with a matching paneled dishwasher. Complete with an induction cooktop, built-in oven and microwave combo, and an island with additional bar seating, this kitchen was clearly designed for people who actually care what their home looks like. Just off the kitchen is the dining area with sliding glass doors leading to your future deck and backyard, while the living room sits nearby with a sleek electric fireplace that adds the perfect modern touch. Upstairs, the layout keeps getting better with a bonus room that adds valuable extra living space for a media room, playroom, office, or quiet escape from the rest of the house. The primary bedroom is generously sized and features a large walk-in closet along with a beautiful ensuite complete with dual vanities and a walk-in tiled shower. Two more bedrooms are located on this level, and both come with walk-in closets, which is the kind of feature that never stops being useful. Another full 4-piece bathroom completes the upper floor. GST is included in the list price and included is a 10 year new home warranty.