



2526 46 Street S
Lethbridge, Alberta

MLS # A2034053



\$524,900

Division:	Discovery		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave/hood fan in basement suite

LIVE UP, RENT DOWN. Let someone else help you pay off some of your mortgage. This is a Legal suite model by Avonlea Homes "The Kaia" Lots to offer with covered front entryway, nice and open, mudroom off the back, 2 large bedrooms up, master with walk-in closet and ensuite and main floor laundry. The basement suite has its own covered entrance, large bright windows down, 2 large bedrooms and there own laundry space as well. Kitchen appliances are included up and down. There will be 2 car parking in the back plus parking pad up front. Located in Southbrook close to school, park, play ground and all the amenities the south side has to offer. New Home Warranty. Home is virtually staged.