



**GRASSROOTS**  
REALTY GROUP

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**3011 46 Street S**  
**Lethbridge, Alberta**

**MLS # A2091479**



**\$449,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Central Air, Front Landscaping, All furnishings as viewed.

SHOW SUITE FOR SALE, INCLUDES ALL FURNISHINGS, DOUBLE GARAGE, CENTRAL AIR, FRONT LANDSCAPING. Fantastic location right across the street from the Elementary school. THE MIRREN by Ashcroft Homes, over 1400 sq ft developed. Nice bright and open as you walk in. Flex room, office or play room for the kids at the front of the home that is separated from the kitchen, dining and living area. Mudroom off the back entrance along with a 2 piece bath. Upstairs you will find 3 large bedrooms, primary bedroom has 3 piece ensuite complete with 5 foot shower and tiled floors, walk in closet. Enjoy the convenience of laundry upstairs as well. Basement is undeveloped but set up for future bedroom, family room and another full bathroom. Double Garage in back. Great location really close to school, park, play ground, and all the conveniences the south side has to offer. New Home Warranty.