



**GRASSROOTS**  
REALTY GROUP

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**2702 45 Street S**  
**Lethbridge, Alberta**

**MLS # A2133156**



**\$644,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Fridge (2), Stove (2), Dishwasher (2), Washer (2), Dryer (2), Microwave (2), Window coverings, hot tub, shed, wall mounted TV

Step into sophistication and practicality with this LEGALLY suited 1415 sq ft home, meticulously designed for modern living. Enjoy the bright and airy spaciousness of the main floor suite flooded with natural light, complemented by a cozy gas fireplace. The open concept layout invites effortless flow, perfect for daily living and hosting guests. Two additional bedrooms and a full bathroom complete the main floor. Upstairs, the spacious master suite comes complete with a walk-in closet and ensuite 4 piece bathroom. On the lower level, a bright two-bedroom basement suite offers privacy with its own entrance and back parking pad. This home has been meticulously maintained and shows 10/10, with extras such as a spotless double car garage, maintenance free yard, and a hot tub! Conveniently located in Southbrook near shopping, dining, and an elementary school, this home combines style with practicality in a prime location.