



2724 46 Street S
Lethbridge, Alberta

MLS # A2148739



\$679,000

Division:	Lethbridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,186 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: Fridge, stove, washer, dryer, dishwasher in basement

Looking for a fully legal up down suite in Lethbridge's newest community, Southbrook? How about a double attached garage, along with a triple detached garage. The living arrangements, and revenue possibilities are endless in this one of a kind must to view property! The upper unit is 1277sq ft with 2 large bedrooms, 2 full baths, and includes walk in closet and 4 piece ensuite in the primary bedroom. There is also central A/C and a gas fireplace. Don't overlook the lower level room accessible from the main floor that could be used as an office, home gym, or flex room. The basement suite is 517 sq ft, with 1 bedroom, 1 bath and an abundance of storage. The exterior has been professionally fenced and landscaped, with exposed aggregate concrete, and a huge concrete pad with wiring for a hot tub. The detached garage measures nearly 23' x 29' and holds 3 vehicles. The garage roof is 16'9" high, and was designed for car lifts to store as many as 6 vehicles inside. Make the time to see this one!