



GRASSROOTS
REALTY GROUP

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2709 44 Street S
Lethbridge, Alberta

MLS # A2150783



\$525,000

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Induction Cooktop, Built-In Oven, Microwave, Dishwasher, Washer, Dryer, Blinds, Dining Room Rod, Central Air, Underground Sprinklers

Just like brand new but the hard work is done! Located in Southbrook, this beautiful 2021 build has a bright open floor plan, kitchen with large island and extra's like an induction cooktop, built in oven & microwave and cabinet facing fridge. There's 3 bedrooms on the upper level including a large master with full ensuite & a walk-in closet. This property has also recently had updated vinyl plank flooring on the main & renovations to the main floor two-piece bathroom. Shows like brand new! The basement is open for development and there's a double attached garage and central air. Fully landscaped & fenced with a good sized back yard and a large, maintenance free, composite seating area. Walking distance to the pond and Robert Plaxton Elementary School, this is a perfect package!