



2504 45 Street S
Lethbridge, Alberta

MLS # A2157019



\$549,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

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

Inclusions: none

Avonlea Model "The Barlowe", This 1,815 sq. ft. two-storey features 3 bedrooms, a bonus room, and 2.5 bathrooms. Off the 24' x 22' garage, there is a large mudroom, as well as a pedestal sink/toilet combo. The kitchen features Cabinetry By Adora, Stainless appliances, Kohler fixtures, a Quartz island and a corner pantry. Off the Dining room you can open your large patio doors onto the DECK and FULLY FENCED YARD. The spacious living room is complete with large windows for lots of day light and a gas fireplace for those cool fall and winter nights. A bonus room is located at the centre of the second storey, and nearby you will find a large laundry room with a linen closet and shelf for storage. The master retreat includes a walk-in closet, and a 4-piece ensuite with double sinks, a large 5' shower, and an enclosed toilet area for additional privacy. Two spare rooms are located over the garage, and share a large 4-piece bath. The basement is undeveloped but set up for future family room, bedroom and another full bath. Great location in Southbrook close to school, park and play ground. Only minutes away from all the amenities the South Side has to offer. Easy access to highway and down town core. NHW. Home is virtually staged.