



2700 46 Street S
Lethbridge, Alberta

MLS # A2175603



\$599,900

Division:	Discovery		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,227 sq.ft.	Age:	2019 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Suite Dishwasher, Suite Washer, Suite Dryer, Suite Refrigerator, Suite Stove, Suite Microwave Hood Fan

Modern Curb Appeal on a Corner Lot with a Legal Suite and Private Entrances. Your new home has elegant design with brass fixtures, undermount sink, quartz countertops, soft close cabinetry, stainless steel appliances, ample windows and upgraded finished hardware. The thoughtful features of this smart home include 5 bedrooms, AC, tankless water heat x2, sliding patio doors, duel vanity, potlights and a ground level mechanical room. The legal suite is an excellent mortgage helper that has its own set of stainless steel appliances, washer/dryer, quartz countertop, and own 2nd furnace. With a private entrance that leads out to the fence with a convenient side door for ample parking along the length of the lot. An insulated garage, large stone patio, underground sprinkler system, fully fenced and paved back alley keep this yard attractive and functional. Located in popular Southbrook near shopping, dining, and an elementary school. Check out the 3D Tour.