2603 44 Street S
Lethbridge, Alberta

MLS # A2180238

$599,900

Division:	Discovery
Type:	Residential/House
Style:	2 Storey

Size:	1,843 sq.ft.	**Age:**	2024 (1 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, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	RL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	None

Welcome to the Avery! NEW DESIGN By Avonlea Homes. .This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Excellent Southside location close to school, park , play ground, and all the amenities the south side has to offer. Home is virtually Staged. NHW