



GRASSROOTS
REALTY GROUP

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2710 43rd Street S
Lethbridge, Alberta

MLS # A2182324



\$579,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows

Inclusions: N/A

Welcome to the "Westhill" model by Stranville Living, located in the highly desirable south Lethbridge community of Southbrook. This new home is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This Westhill model is one Stranville Living's best-selling homes and sets up beautifully for a variety of new home buyers. The main floor includes a beautifully appointed kitchen with Adora Cabinets in a wonderful "Sage" color extended to the ceiling, fully tiled backsplash, and quartz countertops for both the base cabinets and island, which comfortably sits four people. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. The ample dining room is lit up nicely by a large sliding glass door, which leads to your future deck and rear yard backing west for late day and evening sun. The upper level includes three bedrooms and two more bathrooms, including the primary ensuite, which is also fitted with the pleasing "Sage" cabinetry, quartz countertops, wall hung toilets, and a shower enclosed by a cool glass door by Maax. A laundry room and large family room complete the upper level, with the latter having a massive picture window facing west, overlooking the rear yard and green space with walking paths directly behind this home. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must

be seen to be appreciated!