



**GRASSROOTS**  
REALTY GROUP

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2714 43rd Street S  
Lethbridge, Alberta

MLS # A2184829



**\$589,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting		

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

**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 "Addison" 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 award-winning Addison 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 two-tone painted MDF Adora Cabinets, 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 Addison boasts a large walk through pantry accessed from both the kitchen and the mudroom, where you will find a custom bench and coat hooks. The living room's open-to-below ceiling reaches over 18 feet high and includes tall windows and a 60 inch electric fireplace wrapped in a very sharp hearth and mantle. The upper floor includes all three bedrooms, a 3-piece bathroom, a full laundry room, and a family room measuring over 140 square feet. The large primary bedroom includes two walk-in closets and a sharp ensuite bath with double sinks and a walk-in shower. Stranville Living's terrific finishes and quality construction are evident and their 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!