



2729 46 Street S
Lethbridge, Alberta

MLS # A2187297



\$525,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Fridge, stove, OTR, dishwasher, washer, dryer, central air conditioner, UG sprinklers, garage door opener + remotes, blinds, garage roof racks

Do you have a busy family? This home is ideal for those families who are looking to add some convenience to their lives! Fully finished and located in a central area, this home offers a marvellous opportunity to cut down on the commute time in your life! This is a stylish bi-level + bonus with everything already done you just need to move in. The main floor offers a spacious kitchen with quartz counters and plentiful storage space, attached dining room with a view to the back yard and a cozy living room! Rounding out the main floor is the primary suite: with a 4 piece ensuite and walk-in closet! The upper level has 2 bedrooms that share another 4 piece bathroom, as well as a laundry room! The basement hosts a great family room, yet another 2 bedrooms (BOTH of which have walk-in closets), 4 piece bathroom and some storage space. A pie-shaped lot means there's extra space in your backyard and with both a deck and lower patio there's lots of room to enjoy your summer nights out there! Close proximity to amenities, arterial roads and a short drive to the US border.