



2702 43 Street S
Lethbridge, Alberta

MLS # A2194615



\$549,900

Division:	Discovery		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,382 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the "Hemdsdale V" model by Stranville Living Master Builder, located in the 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 bi-level model greets you with a fantastic foyer up to your main living area with a beautiful kitchen, dining room, and living area. The main floor includes a beautifully appointed kitchen with oak slab and MDF Adora Cabinets, fully tiled backsplash with matte black accents, and quartz countertops for both the base cabinets and island. 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. A large sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing, backing onto a green strip. The living room faces west and the lighting from the large set of high efficient windows makes this room absolutely glow. The main floor is finished by two additional bedrooms and a staircase leading to your secluded primary suite. The large primary bedroom includes a walk-in closet and a 5-piece ensuite with a stand-alone tub, acrylic shower with sliding glass doors, and a double sink vanity. 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! Photos contain virtual staging.