



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2506 46 Street S
Lethbridge, Alberta

MLS # A2195571



\$489,900

Division:	Discovery		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,040 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		
Inclusions:	See appliances, 2 garage door remotes.		

Popular 4-level split design with 1575 total square feet developed on 3 levels and 419 additional square feet of undeveloped basement originally built by Stranville Living in 2023, in the desirable community of Southbrook! This 4-level split home is both functional and spacious! Main foyer entry is a good size with closet for your jackets and shoes. Main floor features open plan with vaulted ceilings and laminate flooring for living room, dining room, and kitchen. The kitchen has stainless steel appliances, quartz counters, and a corner pantry. Upper level houses 2 bedrooms and 2 full bathrooms!...including primary bedroom with ensuite that features quartz counters, walk in-shower, and european toilet! Lower level has large rec room with walk-out to backyard, another bedroom, and another full bathroom! 4th level basement is undeveloped but could house a family room, bedroom! Utility room is also in basement, and so are the laundry machines. Out back you have a double detached garage facing the alley! Home is in amazing south side location close to all shopping, restaurants, and amenities!...and is right around the corner from Dr. Robert Plaxton Elementary(K-5) School!