



**GRASSROOTS**  
REALTY GROUP

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**2604 45 Street S**  
**Lethbridge, Alberta**

**MLS # A2198612**



**\$575,000**

<b>Division:</b>	Lethbridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CL
<b>Utilities:</b>	-

**Inclusions:** Counter top stove

Two separate double garages in SouthBrook for under 600k? Yes. Double attached and a double detached garages are available with this amazing must see, "brand new" 2 storey home built by Stranville Living back in 2021. You read that correctly. Although this home was built in 2021, and it is fully furnished, it has never actually been lived in. The owner had the home built for a friends and family situation that never transpired, so it is technically a 4 year old, "brand new" home! The layout was based on the Stranville Westray house plans, but has had numerous tweeks and upgrades including extended kitchen cabinets and an oversized island. The owner also added central A/C, window coverings, 6 appliances, and a 19' x 20' double detached rear garage. Literally its a turnkey, move in ready home with beds, couches, TV's kitchen tables, you name it. Maybe it could be used for a VRBO, or executive style rental type home. So many options! Easy to show and quick possession is possible. And don't overlook the short 5 minute walk for your littles to the shiny new Elementary School! Do the math, and the value offered here will make this home an easy purchasing decision!