



2718 43 Street S
Lethbridge, Alberta

MLS # A2201136



\$549,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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:	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: n/a

Welcome to the "Lanark II" 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 two-storey home greets you with a spacious and open foyer, featuring a built-in bench with hooks and a large picture window. At 1,587 square feet total, the main floor of this home is designed with a large kitchen space consisting of melamine cabinets, brushed gold accents, fully tiled backsplash, and quartz countertops for both the base cabinets and peninsula. Stranville Living's top tier appliance package includes a seamlessly integrated 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 main floor also includes a powder room equipped with Stranville Living's modern wall hung toilet and a pedestal sink. The second level consists of 3 bedrooms, a bonus room above the garage, a 4-piece bathroom, and a laundry closet that is easily accessible for all bedrooms. The primary bedroom features large windows and includes a spacious walk-in closet. The 3-piece ensuite features a single sink vanity and a tiled shower with a glass sliding door by Maax. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists to help keep your heating and cooling costs

in check. Must be seen to be appreciated!