



2722 43 Street S
Lethbridge, Alberta

MLS # A2201927



\$589,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot, See Remarks, Street Lighting		

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:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the "Comrie" 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 foyer, featuring a built-in bench with hooks and a clerestory window. With 1,842 square feet of finished space, the living room is located at the rear of the home, surrounded by large windows. A built-in electric fireplace is installed on the central wall to tie the room together, finished with ceramic tile and a painted MDF mantle. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. Designed with melamine cabinets extended to the ceiling, fully-tiled backsplash, gold accents, and quartz countertops for the base cabinets and island. 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 pedestal sink, spacious storage room, and a mudroom that connects to the pantry. The second level consists of a spacious primary bedroom with a four piece ensuite and a large walk-in closet, two extra bedrooms, large media room, four piece bathroom, and a spacious laundry room.

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.