

# \$489,900 - 2519 44 Street S, Lethbridge

MLS® #A2189399

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.08 Acres

Discovery, Lethbridge, Alberta

The popular "Grayson" model by Avonlea Homes. Check out these great new elevations. This home is located close to SCHOOL, PARK AND PLAYGROUND IN SOUTHBROOK. Nice and open floor plan on the main floor, 9' Flat Painted ceilings, large windows for that extra sunlight, quartz countertops. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for a family room, 4th bedroom and another full bath. Enjoy the insulated Double attached garage to keep those vehicles warm and dry. Located in the architecturally controlled community of Southbrook with school, playground and park for the whole family to enjoy. Close to lots of amenities the Southside has to offer. NHW. House is virtually staged

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2189399  |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,406     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2519 44 Street S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1k8L6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 108                |
| Zoning         | RL                 |

### Listing Details

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