

\$499,900 - 2506 46 Street S, Lethbridge

MLS® #A2195571

\$499,900

3 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Popular 4-level split design originally built by Stranville Living in the desirable community of Southbrook! This 4-level split home is only 2 years old and 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! Basement is undeveloped but could house a family room, bedroom, and laundry room! 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!

Built in 2023

Essential Information

MLS® # A2195571

Price \$499,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,040
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2506 46 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 18th, 2025

Days on Market 47

Zoning R-CL

Listing Details

Listing Office REAL BROKER

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