

\$625,000 - 2601 45 Street S, Lethbridge

MLS® #A2208817

\$625,000

4 Bedroom, 3.00 Bathroom, 2,036 sqft

Residential on 0.09 Acres

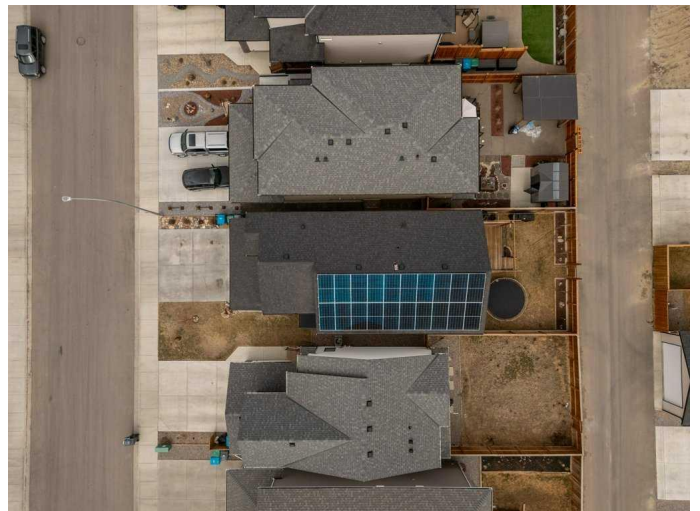
Discovery, Lethbridge, Alberta

Welcome to this stunning and RARE home with 4-bedroom UPSTAIRS, 5 piece en-suite, MAIN floor office, solar panels and an EAST facing deck. Still practically brand newâ€™but better!

Step inside and be immediately captivated by the main floorâ€™it's a true showstopper! The kitchen is a chefâ€™s dream, featuring top-of-the-line appliances, including a gas stovetop and built-in microwave and oven. Floating wood shelves add a touch of charm, while gorgeous gold finishes bring a modern elegance to the space. The oversized dining area leads seamlessly out to the back deck, complete with a pergola top, offering the perfect place to relax and entertain in the large yard with alley access.

The true heart of the home is the Family Room, where you'll find a stunning modern tiled fireplace framed by a wood mantle. The open ceiling stretches all the way to the second floor, creating an open, airy ambiance. Upstairs, the second floor houses all 4 spacious bedrooms, including a luxurious 5-piece ensuite and a 4-piece bathroom in the hall. A thoughtfully located laundry room ensures youâ€™ll never have to make the trip to the basement againâ€™saving you time and effort.

The unfinished basement is ready for your vision, offering endless possibilities to create the ultimate dream space. Plus, the home is



equipped with solar panels that stay with the property, offering potential long-term savings on your energy bills.

Finally, the double attached garage with a full driveway provides ample parking and storage space. This home is a true gem in an exciting and rapidly growing neighborhoodâ€”donâ€™t miss the chance to make it yours!

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208817 |
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,036 |
| Acres | 0.09 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2601 45 Street S |
| Subdivision | Discovery |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 8K6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Paved |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Gas Starter, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 15 |
| Zoning | R-CL |

Listing Details

| | |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
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