# \$519,900 - 2611 44 Street S, Lethbridge

MLS® #A2217642

## \$519,900

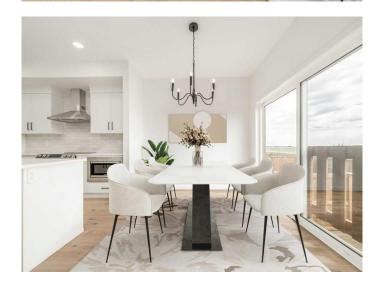
3 Bedroom, 3.00 Bathroom, 1,607 sqft Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Fantastic 3 bedroom model by Avonlea with bonus room .The bonus room could easily be converted to a 4th bedroom. This home welcomes you with a large entry way and closet to help keep things clutter free. Grocery delivery is made easy with a two-car attached garage with direct entry into the home. Enjoy the new additions to this model with mudroom off the garage and walk through pantry The main floor includes a convenient 2-piece washroom. The kitchen includes a central island, big walk through pantry, Stainless appliances, built in Microwave and dishwasher. The dining nook is adjacent and sits in front of large patio doors leading out to your optional rear deck. Beautiful large windows allow for an abundance of natural light to fill the home. The spacious 3 bedrooms and bonus room on the upper level will keep the whole family happy. Both the Master and one of the other upper bedrooms feature walk-in closets. Also new and improved is the convenience of laundry on the second level. The Kohen is the perfect family home, with a basement level that can be further developed to include family room, fourth bedroom and a full bath. Located close to school, park and play ground in Southbrook. 10 Year NHW. Home is virtually staged.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply







Built in 2024

#### **Essential Information**

MLS® # A2217642 Price \$519,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,607 Acres 0.10 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 2611 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 High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave, Range Hood, 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 May 22nd, 2025

Days on Market 15

Zoning RCL

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.