

# \$615,000 - 2725 46 Street S, Lethbridge

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MLS® #A2251492

**\$615,000**

3 Bedroom, 4.00 Bathroom, 1,966 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Discover your dream home in this stunning property located in a desirable newer subdivision! This beautiful residence features an inviting upper level with three spacious bedrooms, including a luxurious en-suite and a convenient laundry area. The main floor boasts impressive floor-to-ceiling windows that flood the space with natural light, complemented by soaring ceilings that create an open and airy atmosphere.

The all-white kitchen is a chef's delight, complete with a butler's pantry for added convenience. A stylish two-piece bathroom is also located on the main floor for guests. The partially developed basement offers potential for additional living space, complete with a four-piece bathroom already in place.

Situated on a large, fully landscaped pie-shaped lot, this home provides ample outdoor space for relaxation and entertainment. The attached double car garage adds to the convenience of this exceptional property. Don't miss the chance to make this beautiful home yours!

Built in 2021

## Essential Information

MLS® #                      A2251492

Price                         \$615,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,966
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2725 46 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-CL

Listing Details

Listing Office	Onyx Realty Ltd.
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