

**2531 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2204189**



**\$649,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Discovery              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,032 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | RCL |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** Fence Down Both Sides

Welcome to the TRIPLE CAR GARAGE "Aerin "model by Avonlea Homes. Upon entry, hang up your coats in the beautiful mud room conveniently situated near the garage entrance. Unload your groceries effortlessly with immediate access from the mud room to the walk through pantry. the main floor includes a convenient 2-piece bathroom, and a central staircase. The open concept adds to the entertaining- friendly layout. Enjoy the gas fireplace on these cold winter nights. Large windows throughout allow for natural sunlight to fill the home. The upper level features a spacious bonus room, 3 bedrooms, Master retreat with walk-in closet and 5 piece ensuite with separate tub and shower and dual sinks. There is also a bright laundry room with laundry sink. The unfinished basement and is set up for a future family room, bedroom and another full bath. Enjoy the LARGER GARAGE for parking and extra storage. Located in Southbrook close to new school, playground and park. Also close to all the amenities the South side has to offer. NHW. Home is virtually staged.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply