\$489,900 - 2506 46 Street S, Lethbridge

MLS® #A2195571

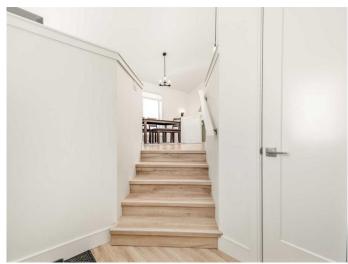
\$489,900

3 Bedroom, 3.00 Bathroom, 1,040 sqft Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Popular 4-level split design with 1575 total square feet developed on 3 levels and 419 additional square feet of undeveloped basement originally built by Stranville Living in 2023, in the desirable community of Southbrook! This 4-level split home is 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! 4th level basement is undeveloped but could house a family room, bedroom! 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 \$489,900

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, Open Floorplan, Pantry, Quartz Counters, Vinyl

Windows, No Animal Home, No Smoking Home, Separate Entrance,

Sump Pump(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window

Coverings, Gas Stove

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 81

Zoning R-CL

Listing Details

Listing Office REAL BROKER

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.