

# \$589,900 - 2706 43 Street S, Lethbridge

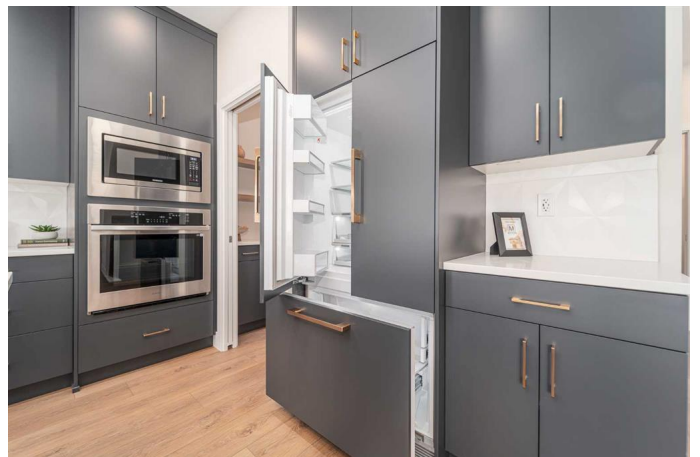
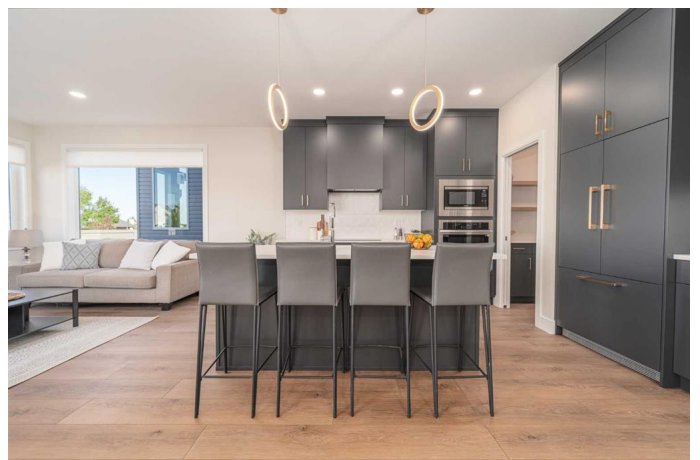
MLS® #A2180860

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,811 sqft  
Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Comrie" model by Stranville Living, located in the highly desirable south Lethbridge community of Southbrook. This new home is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This award-winning two storey home is really laid out well and boasts a main floor rivaled by few homes of this size. The main floor includes a beautifully appointed kitchen with Adora Cabinets with gold accents extended to the ceiling, fully tiled backsplash, and quartz countertops for both the base cabinets and island. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. The builder added a set of base cabinets with quartz countertops and floating wood shelving in the butler's pantry, which walks through to the mudroom and garage entry. The centerpiece of the living room is a linear fireplace set into a fully tiled insert with wood mantle surrounded by a set of large windows that face west and provide ample natural light. Adjacent to the dining room is a large sliding glass door that exits



onto your future deck and rear yard backing a serene green strip with walking paths. The upper level includes a great primary bedroom with a huge walk-in closet and ensuite, two more bedrooms, a main bath , as well as a media room and large laundry room. This home also includes Hunter Douglas window coverings and front yard landscaping with sod, a tree, shrubs, and underground sprinklers. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated!

Built in 2024

### **Essential Information**

MLS® #	A2180860
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,811
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2706 43 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Vinyl Windows, Sump Pump(s), Wired for Data
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Range Hood, Oven-Built-In, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 24th, 2024
Days on Market	128
Zoning	R-CL

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.