

# \$499,900 - 2506 46 Street S, Lethbridge

MLS® #A2195571

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

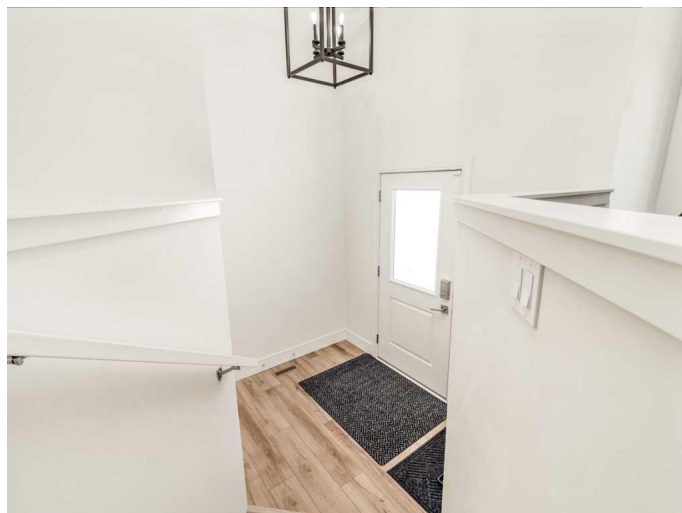
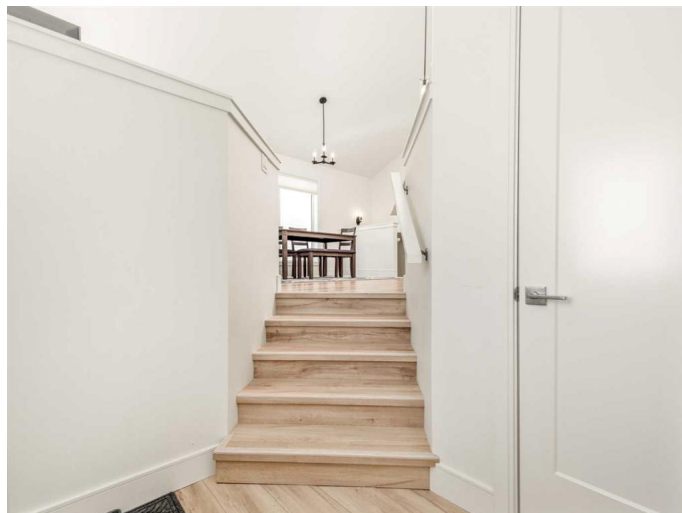
Popular 4-level split design originally built by Stranville Living in 2023, in the desirable community of Southbrook! TOTAL DEVELOPED SPACE ON 3 LEVELS IS 1575 square feet! This 4-level split home is both functional and spacious! Main foyer entry is a good size with closet for your jackets and shoes. 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 \$499,900



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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, 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	60
Zoning	R-CL

**Listing Details**

Listing Office	REAL BROKER
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