

# \$649,900 - 2531 44 Street S, Lethbridge

MLS® #A2204189

**\$649,900**

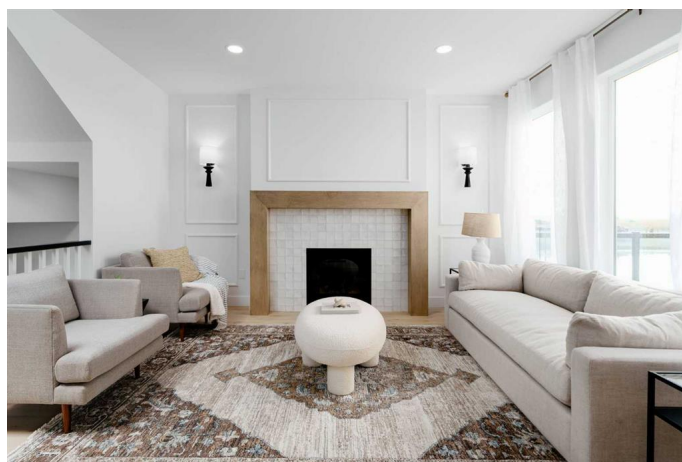
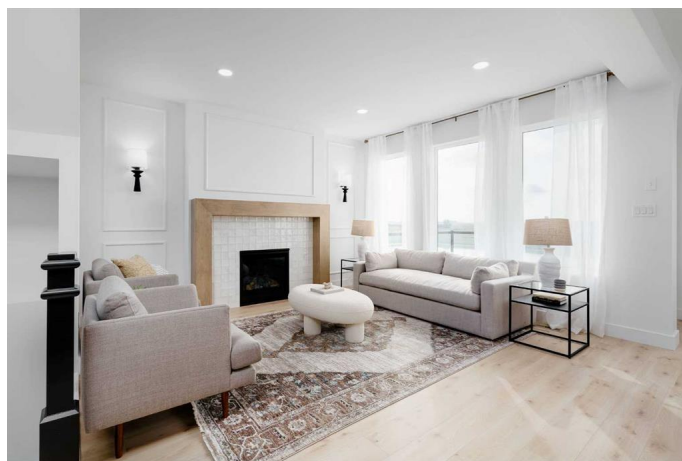
3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

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.



Built in 2024

## Essential Information

MLS® #	A2204189
Price	\$649,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2531 44 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L6

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	23
Zoning	RCL

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.