$609,900 - 2515 44 Street S, Lethbridge

MLS® #A2177964

$609,900
3 Bedroom, 3.00 Bathroom, 1,842 sqft
Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the Avery! NEW DESIGN By Avonlea Homes. This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Home is virtually Staged. NHW

Built in 2024

Essential Information

MLS® #	A2177964
Price	$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,842
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2515 44 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
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	June 17th, 2025
Days on Market	60
Zoning	RL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE

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