\$524,900 - 2511 44 Street S, Lethbridge

MLS® #A2204158

\$524,900

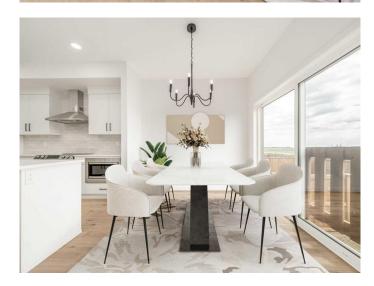
3 Bedroom, 3.00 Bathroom, 1,607 sqft Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Fantastic 3 bedroom model by Avonlea with bonus room .The bonus room could easily be converted to a 4th bedroom. This home welcomes you with a large entry way and closet to help keep things clutter free. Grocery delivery is made easy with a two-car attached garage with direct entry into the home. Enjoy the new additions to this model with mudroom off the garage and walk through pantry The main floor includes a convenient 2-piece washroom. The kitchen includes a central island, big walk through pantry, Stainless appliances, built in Microwave and dishwasher. The dining nook is adjacent and sits in front of large patio doors leading out to your optional rear deck. Beautiful large windows allow for an abundance of natural light to fill the home. The spacious 3 bedrooms and bonus room on the upper level will keep the whole family happy. Both the Master and one of the other upper bedrooms feature walk-in closets. Also new and improved is the convenience of laundry on the second level. The Kohen is the perfect family home, with a basement level that can be further developed to include family room, fourth bedroom and a full bath. Located close to school, park and play ground in Southbrook. 10 Year NHW. Home is virtually staged. FIRST TIME BUYER PROGRAM, RECEIVE GST REBATE FROM THE GOVERNMENT. Certain restrictions apply.







Essential Information

MLS® # A2204158 Price \$524,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,607 Acres 0.10 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2511 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, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Wood Frame, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2025

Days on Market 10
Zoning RCL

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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