

\$509,900 - 2606 46 Street S, Lethbridge

MLS® #A2020125

\$509,900

5 Bedroom, 3.00 Bathroom, 1,028 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

BRAND NEW LEGALLY SUITED 5 BEDROOM HOME BY AVONLEA CLOSE TO SCHOOL, PARK AND PLAYGROUND. LIVE UP RENT DOWN. LET SOMEONE ELSE PAY OFF SOME OF YOUR MORTGAGE. This home boasts 3 bedrooms up and a 2 bedroom legal suite with separate entrance. The main level hosts an open concept design between the living room and kitchen with three bedrooms placed privately on the opposite side. The kitchen boasts a center island, corner pantry, quartz countertops and kohler fixtures. You will also enjoy the new look of the Flat Painted ceilings throughout. The lower level is now fully-developed with a large Family Room, 2 more bedrooms, a 4-piece bath, laundry and kitchen area. With the nice big windows hardly feels like a basement suite, your new tenants will love it. Lots of room for parking with 3 car parking in back and off street parking out front. Southbrook is an architecturally controlled community with newer school, parks, playground and close to all the amenities the South side has to offer. Home is virtually Staged. 10 Year NHW

Built in 2022

Essential Information

MLS® #	A2020125
Price	\$509,900
Sold Price	\$497,500



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,028
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2606 46 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K4

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2023
Date Sold	November 29th, 2023
Days on Market	314
Zoning	RM
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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