# \$409,900 - 2530 46 Street S, Lethbridge

MLS® #A2034605

### \$409,900

3 Bedroom, 3.00 Bathroom, 1,240 sqft Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to Avonlea Homes and the brand new model "The Blvd". NOW INCLUDES 8' x 12' Deck AND SIDEWALK FROM DECK TO CONCRETE PAD. Great 3 bedroom 2 Storey. wide open main floor, high ceilings on the main as well. Quartz counter tops in the kitchen, modern light fixtures, kohler sinks and faucets. Upstairs you will find 3 bedrooms up. Primary bedroom has walk in closet and ensuite with 5' shower and His/Her sinks. Convenience of laundry is up there as well. Basement is undeveloped but set up for another full bath, bedroom and family room. Double parking pad in back which could be set up for a double garage. Located in South brook close to school, park, play round and all the amenities the South side has to offer. New Home Warranty. Home is virtually staged.



#### **Essential Information**

MLS® # A2034605 Price \$409,900 Sold Price \$409,900

Bedrooms 3 Bathrooms 3.00

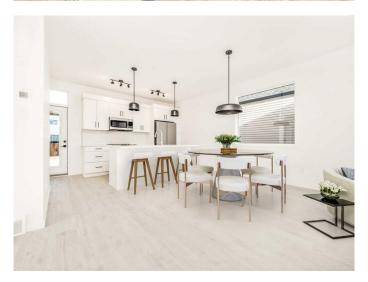
Full Baths 2

Half Baths 1

Square Footage 1,240 Acres 0.09







Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Sold

## **Community Information**

Address 2530 46 Street S

Subdivision Discovery

City Lethbridge

County Lethbridge

Postal Code T1K8K4

#### **Amenities**

Province

Parking Spaces 2

Parking Off Street, Parking Pad

Alberta

#### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None

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 March 27th, 2023

Date Sold June 21st, 2024

Days on Market 452
Zoning RCL
HOA Fees 0.00

## **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.