

\$449,900 - 3011 46 Street S, Lethbridge

MLS® #A2091479

\$449,900

3 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 0.06 Acres

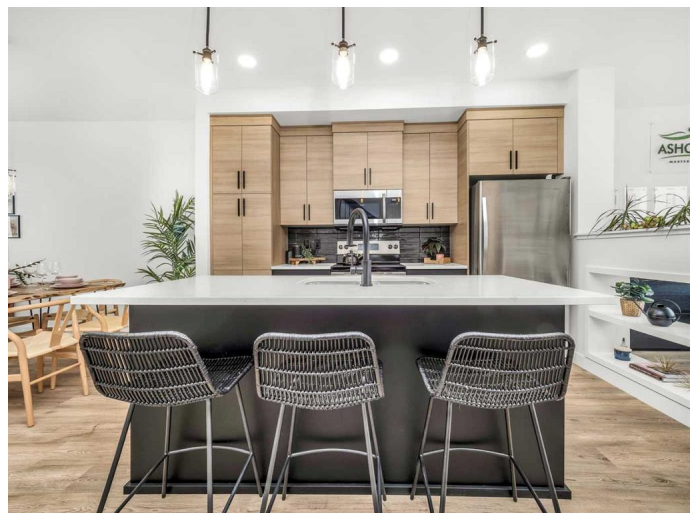
Discovery, Lethbridge, Alberta

SHOW SUITE FOR SALE, INCLUDES ALL FURNISHINGS, DOUBLE GARAGE, CENTRAL AIR, FRONT LANDSCAPING. Fantastic location right across the street from the Elementary school. THE MIRREN by Ashcroft Homes, over 1400 sq ft developed. Nice bright and open as you walk in. Flex room, office or play room for the kids at the front of the home that is seperated from the kitchen, dining and living area. Mudroom off the back entrance along with a 2 piece bath. Upstairs you will find 3 large bedrooms, primary bedroom has 3 piece ensuite complete with 5 foot shower and tiled floors, walk in closet. Enjoy the convenience of laundry upstairs as well. Basement is undeveloped but set up for future bedroom, family room and another full bathroom. Double Garage in back. Great location really close to school, park, play ground, and all the conveniences the south side has to offer. New Home Warranty.

Built in 2022

Essential Information

MLS® #	A2091479
Price	\$449,900
Sold Price	\$453,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,431
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3011 46 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8J8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Central Air
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	November 4th, 2023
Date Sold	July 10th, 2024
Days on Market	249

Zoning	RM
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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