

\$479,900 - 2514 46 Street S, Lethbridge

MLS® #A2096717

\$479,900

3 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

This isn't your standard home, it's THE KENDRICK by Stranville Living! An incredibly functional 2 storey with serious upgrades tossed in! Let's start with the first - a BONUS office space on the main floor! A bright, soaring office with separation from your living area, gorgeous kitchen with storage space, induction cook top, quartz counters and views into your living room complete with electric fireplace. The second floor features 2 nicely appointed bedrooms, 4 piece bathroom, a laundry room that connects with your walk-in closet, 3 piece ensuite and well sized primary bedroom. The basement can easily fit another 2 bedrooms, family room and 4 piece bathroom - or develop however you'd like, the options are endless! Steps away from Dr. Robert Plaxton Elementary School and shopping, move your family in today!



Built in 2022

Essential Information

MLS® #	A2096717
Price	\$479,900
Sold Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701

Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2514 46 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K5

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Park

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Countertops
Appliances	Built-In Oven, Dishwasher, In-Island Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information



Date Listed	December 5th, 2023
Date Sold	March 18th, 2024
Days on Market	104
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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