

\$619,900 - 2525 45 Street S, Lethbridge

MLS® #A2109201

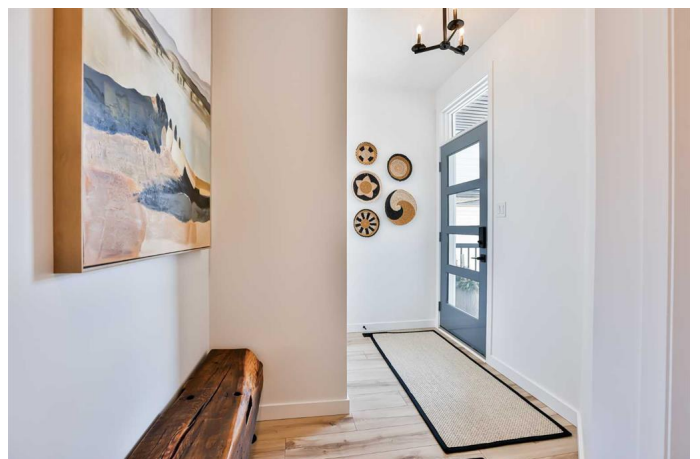
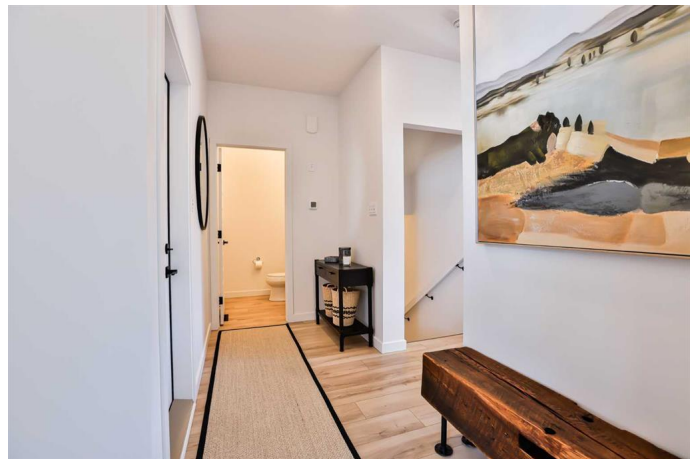
\$619,900

3 Bedroom, 4.00 Bathroom, 1,674 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to this exceptional two-storey home in Southbrook, where every detail has been carefully crafted to create a show-home quality residence that feels better than new. This turn-key opportunity is ideal for the discerning buyer seeking a home that exudes quality and charm. Situated in a beautifully maintained, architecturally controlled community, this home offers the perfect blend of elegance and functionality. Upon entering through the custom front door, you'll immediately sense the warmth and charm that this home exudes. The open-concept main floor boasts large windows filling the space with natural light and creating a welcoming atmosphere. The beautifully appointed kitchen is the heart of the home, featuring under-counter lighting, upgraded LG appliance and overlooking the dining nook and living room. Upstairs, you'll find three bedrooms, including a spacious master retreat with a full ensuite and walk-in closet and stylish barn doors. The ensuite is a luxurious oasis with a large 5ft. walk-in shower and his & hers sinks. A bonus room at the top of the stairs provides a cozy space for the family to unwind and offers the convenience of upper laundry. The fully developed basement offers additional living space and includes another full bath. Custom blinds, light fixtures, upgraded flooring, and more add to the home's appeal. Outside, the private, low-maintenance yard is beautifully finished with cedar fencing, a composite deck, and synthetic grass. The Flair salt-water hot tub is the perfect place to



relax and unwind while dad flips burgers on the Napoleon gas BBQ. Additional features include off-street parking for 4 cars, thanks to the 20X24 finished and heated attached garage. The home is conveniently located close to parks, playgrounds, the new school, and all major southside amenities. Price includes all appliances, a 6' X 10' storage shed and the balance of the 10-year New Home Warranty. Plus, there's no GST! Don't miss out on this incredible opportunity—call your realtor TODAY to schedule a viewing!

Built in 2021

Essential Information

MLS® #	A2109201
Price	\$619,900
Sold Price	\$608,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,674
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2525 45 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Gas Grill, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 25th, 2024
Days on Market	31
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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