

\$599,900 - 2700 46 Street S, Lethbridge

MLS® #A2175603

\$599,900

5 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.11 Acres

Discovery, Lethbridge, Alberta

Modern Curb Appeal on a Corner Lot with a Legal Suite and Private Entrances. Your new home has elegant design with brass fixtures, undermount sink, quartz countertops, soft close cabinetry, stainless steel appliances, ample windows and upgraded finished hardware. The thoughtful features of this smart home include 5 bedrooms, AC, tankless water heat x2, sliding patio doors, duel vanity, potlights and a ground level mechanical room. The legal suite is an excellent mortgage helper that has its own set of stainless steel appliances, washer/dryer, quartz countertop, and own 2nd furnace. With a private entrance that leads out to the fence with a convenient side door for ample parking along the length of the lot. An insulated garage, large stone patio, underground sprinkler system, fully fenced and paved back alley keep this yard attractive and functional. Located in popular Southbrook near shopping, dining, and an elementary school. Check out the 3D Tour.

Built in 2019

Essential Information

MLS® #	A2175603
Price	\$599,900
Sold Price	\$587,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,227
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	2700 46 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Cooktop, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Misting System, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2024
Date Sold	November 26th, 2024
Days on Market	30
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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