

\$534,900 - 2503 44 Street S, Lethbridge

MLS® #A2177978

\$534,900

5 Bedroom, 3.00 Bathroom, 1,028 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

BRAND NEW LEGALLY SUITED PLAN BY AVONLEA, 5 BEDROOM "DERBY II". LIVE UP RENT DOWN. LET SOMEONE ELSE PAY OFF SOME OF YOUR MORTGAGE. This home boasts 3 bedrooms up and a 2 bedroom legal suite with separate entrance. The main level hosts an open concept design between the living room and kitchen with three bedrooms placed privately on the opposite side. The kitchen boasts a center island, corner pantry, quartz countertops. The Master retreat has a 5 piece en-suite with His/Her sinks, Tub and shower combination. The lower level is fully-developed with a large Family Room, 2 more bedrooms, a 4-piece bath, laundry and kitchen area. With the nice big windows hardly feels like a basement suite, your new tenants will love it. Lots of room for parking with this home being on a corner lot. South brook is an architecturally controlled community with school, park and playground for the family to enjoy. Conveniently located close to lots of amenities. Easy highway and down town core access. Home is virtually staged NHW.



Built in 2023

Essential Information

MLS® # A2177978

Price \$534,900

Sold Price \$529,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,028
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2503 44 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L6

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

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 15th, 2024
Date Sold	January 15th, 2025
Days on Market	61
Zoning	RM
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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