

\$589,900 - 2714 43rd Street S, Lethbridge

MLS® #A2184829

\$589,900

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Addison" model by Stranville Living, located in the highly desirable south Lethbridge community of Southbrook. This new home is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This award-winning Addison model is one Stranville Living's best-selling homes and sets up beautifully for a variety of new home buyers. The main floor includes a beautifully appointed kitchen with two-tone painted MDF Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island, which comfortably sits four people. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. The Addison boasts a large walk through pantry accessed from both the kitchen and the mudroom, where you will find a custom bench and coat hooks. The living room's open-to-below ceiling reaches over 18 feet high and includes tall windows and a 60 inch electric fireplace wrapped in a very sharp hearth and mantle. The upper floor includes all three bedrooms, a 3-piece bathroom, a full



laundry room, and a family room measuring over 140 square feet. The large primary bedroom includes two walk-in closets and a sharp ensuite bath with double sinks and a walk-in shower. Stranville Living's terrific finishes and quality construction are evident and their high efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated!

Built in 2024

Essential Information

MLS® #	A2184829
Price	\$589,900
Sold Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,943
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2714 43rd Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L2

Amenities

Parking Spaces	4
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Parking Concrete Driveway, Double Car Opener, Garage Faces Front

Interior

Interior Features Breakfast Bar, Closet Organizer, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Rec

Appliances Oven-Built-In, ENERGY STAR Qualified Refrigerator, Gas Microwave, Range Hood

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 BBQ gas line, Private Yard

Lot Description Backs on to Park/Green Space, Back Yard, Front Yard, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed December 30th, 2024

Date Sold March 5th, 2025

Days on Market 65

Zoning R-CL

HOA Fees 0.00

Listing Details

Listing Office REAL BROKER



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