

# \$500,000 - 2729 46 Street S, Lethbridge

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MLS® #A2187297

## \$500,000

5 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.09 Acres

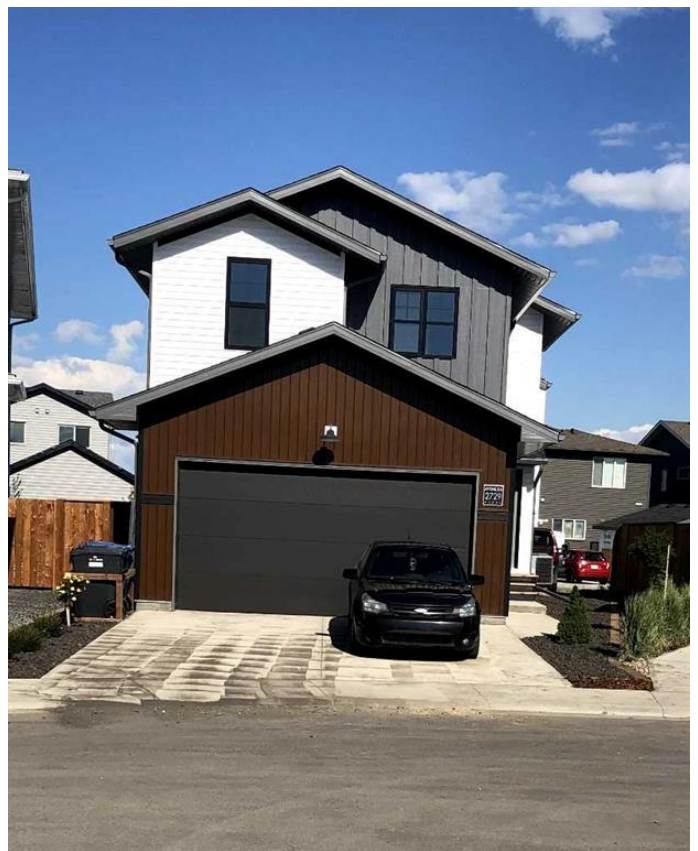
Discovery, Lethbridge, Alberta

Do you have a busy family? This home is ideal for those families who are looking to add some convenience to their lives! Fully finished and located in a central area, this home offers a marvellous opportunity to cut down on the commute time in your life! This is a stylish bi-level + bonus with everything already done you just need to move in. The main floor offers a spacious kitchen with quartz counters and plentiful storage space, attached dining room with a view to the back yard and a cozy living room! Rounding out the main floor is the primary suite: with a 4 piece ensuite and walk-in closet! The upper level has 2 bedrooms that share another 4 piece bathroom, as well as a laundry room! The basement hosts a great family room, yet another 2 bedrooms (BOTH of which have walk-in closets), 4 piece bathroom and some storage space. A pie-shaped lot means there's extra space in your backyard and with both a deck and lower patio there's lots of room to enjoy your summer nights out there! Close proximity to amenities, arterial roads and a short drive to the US border.

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2187297  |
| Price      | \$500,000 |
| Sold Price | \$490,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,290       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2729 46 Street S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1J 8J5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters                            |
| Appliances        | Dishwasher, Refrigerator, Central Air Conditioner, Microwave Hood Fan, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding                                      |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Date Sold      | March 21st, 2025   |
| Days on Market | 59                 |
| Zoning         | R-CL               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|



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