

\$549,900 - 2702 43 Street S, Lethbridge

MLS® #A2194615

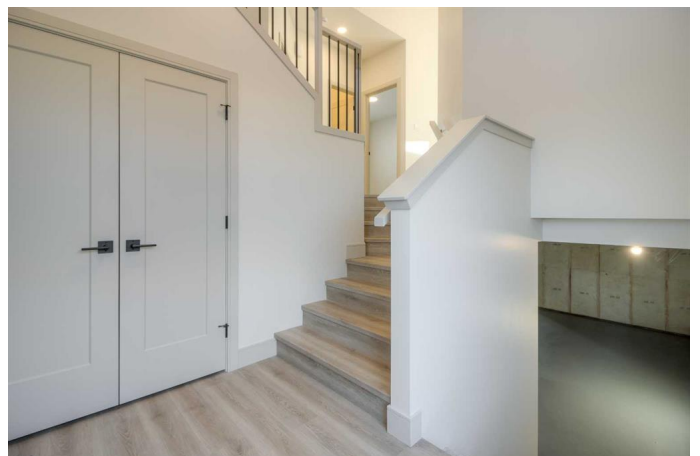
\$549,900

3 Bedroom, 2.00 Bathroom, 1,382 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Hemdsdale" model by Stranville Living Master Builder, located in the 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 bi-level model greets you with a fantastic foyer up to your main living area with a beautiful kitchen, dining room, and living area. The main floor includes a beautifully appointed kitchen with oak slab and MDF Adora Cabinets, fully tiled backsplash with matte black accents, and quartz countertops for both the base cabinets and island. 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. A large sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing, backing onto a green strip. The living room faces west and the lighting from the large set of high efficient windows makes this room absolutely glow. The main floor is finished by two additional bedrooms and a staircase leading to your secluded primary



suite. The large primary bedroom includes a walk-in closet and a 5-piece ensuite with a stand-alone tub, acrylic shower with sliding glass doors, and a double sink vanity. 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! Photos contain virtual staging.

Built in 2024

Essential Information

MLS® #	A2194615
Price	\$549,900
Sold Price	\$555,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2702 43 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L2

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive

Interior

Interior Features	Double Vanity, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Electric Water Heater, Garage Control(s), Induction Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Date Sold	March 1st, 2025
Days on Market	8
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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