

\$499,900 - 2506 46 Street S, Lethbridge

MLS® #A2195571

\$499,900

3 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

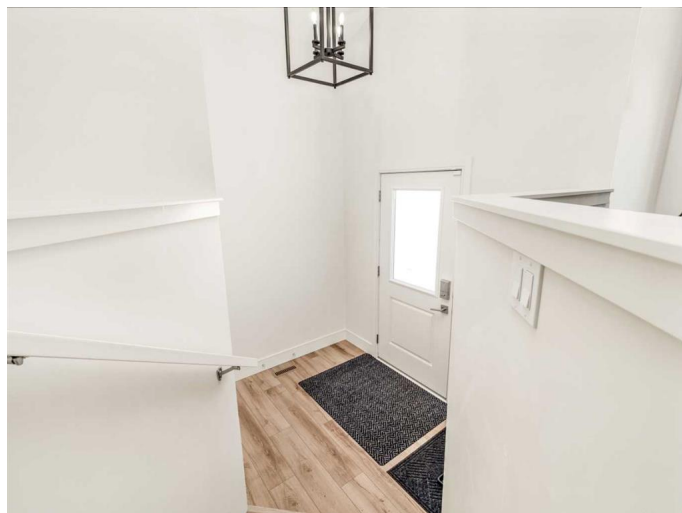
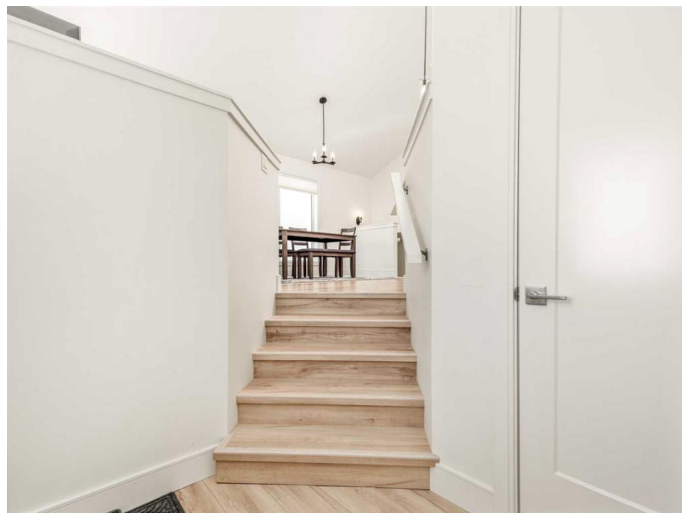
Popular 4-level split design originally built by Stranville Living in 2023, in the desirable community of Southbrook! TOTAL DEVELOPED SPACE ON UPPER 3 LEVELS IS 1575 square feet! This 4-level split home is both functional and spacious! Main foyer entry is a good size with closet for your jackets and shoes. Main floor features open plan with vaulted ceilings and laminate flooring for living room, dining room, and kitchen. The kitchen has stainless steel appliances, quartz counters, and a corner pantry. Upper level houses 2 bedrooms and 2 full bathrooms!...including primary bedroom with ensuite that features quartz counters, walk in-shower, and european toilet! Lower level has large rec room with walk-out to backyard, another bedroom, and another full bathroom! 4th level basement is undeveloped but could house a family room, bedroom! Utility room is also in basement, and so are the laundry machines. Out back you have a double detached garage facing the alley! Home is in amazing south side location close to all shopping, restaurants, and amenities!...and is right around the corner from Dr. Robert Plaxton Elementary(K-5) School!

Built in 2023

Essential Information

MLS® # A2195571

Price \$499,900



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,040 |
| Acres | 0.09 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2506 46 Street S |
| Subdivision | Discovery |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 8K5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Landscaped |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 18th, 2025 |
| Days on Market | 66 |
| Zoning | R-CL |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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