

# \$595,000 - 2813 44 Street S, Lethbridge

MLS® #A2231071

## \$595,000

3 Bedroom, 2.00 Bathroom, 1,477 sqft  
Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to DISCOVERY in SOUTHBROOK â€” Lethbridgeâ€™s newest southside community. This beautiful home boast Stranville built quality inside and out. The large welcoming entrance opens up to a main floor great room living space filled with bright natural sunshine in the many featured windows and vaulted ceilings. The custom kitchen is a cookâ€™s dream with full panel faced appliance package all around lending a stunning look to the quality quartz and tiles, a large eating bar island, a full wall of built in pantry cabinets and high-end built-in appliances all around. The living space and open dining both offer plenty of room for your relaxing family and to entertain your guests in style. This great space has the added bonus of a large stunning custom-built sunroom through the patio doors for that extra space bathed in sunshine year-round. With two large bedrooms and a full bathroom on the main, the primary suite enjoys its own space a few steps up complete with a large walk-in closet and a beautiful ensuite. The unfinished basement, with bathroom rough in, await your own design to finish up your familyâ€™s custom space in this beautiful home. A fully finished out double garage with plenty of space, and driveway parking in front of the attached garage â€” but also the back ally access with a double-gated rear fence will easily take in your familyâ€™s RV for year-round storage. The Southbrook community has a beautiful lake area with pathways, and best of all it already has its new



elementary school on huge park/playground space including a soccer pitch, baseball diamond and basketball court for all to enjoy. Donâ€™t miss out on the opportunity to move in for summer and relax in your already finished beautiful landscaped and fenced yard â€“ nothing to do but enjoy the sunshine!

Built in 2020

### Essential Information

MLS® #	A2231071
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,477
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	2813 44 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,
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	See Remarks, Vaulted Ceiling(s), Wired for Data
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	23
Zoning	R-CL

## Listing Details

Listing Office	CIR REALTY
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