## \$579,900 - 2710 43rd Street S, Lethbridge

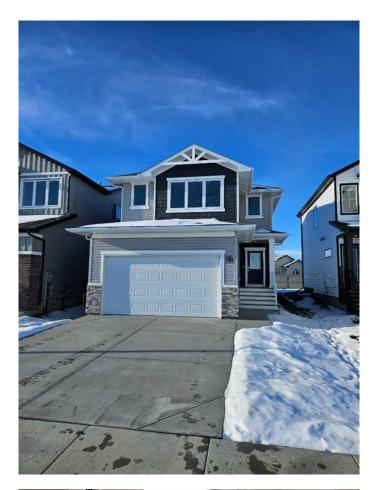
MLS® #A2182324

#### \$579,900

3 Bedroom, 3.00 Bathroom, 1,788 sqft Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Westhill" 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 Westhill 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 Adora Cabinets in a wonderful "Sage" color extended to the ceiling, 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 ample dining room is lit up nicely by a large sliding glass door, which leads to your future deck and rear yard backing west for late day and evening sun. The upper level includes three bedrooms and two more bathrooms, including the primary ensuite, which is also fitted with the pleasing "Sage" cabinetry, quartz countertops, wall hung toilets, and a shower enclosed by a





cool glass door by Maax. A laundry room and large family room complete the upper level, with the latter having a massive picture window facing west, overlooking the rear yard and green space with walking paths directly behind this home. 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® # A2182324 Price \$579,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,788
Acres 0.09
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

#### **Community Information**

Address 2710 43rd Street S

Subdivision Discovery
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 8L2

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Orga

Animal Home, No Smoking

Counters, Recessed Lighting

Appliances Built-In Refrigerator, Dishwas

Microwave, Oven-Built-In, Ra

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Family Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Parl

Behind, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed December 5th, 2024

Days on Market 134
Zoning R-CL

### Zoning

# Listing Details

Listing Office REAL BROKER

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