

# \$599,900 - 2603 44 Street S, Lethbridge

MLS® #A2180238

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,843 sqft  
Residential on 0.09 Acres

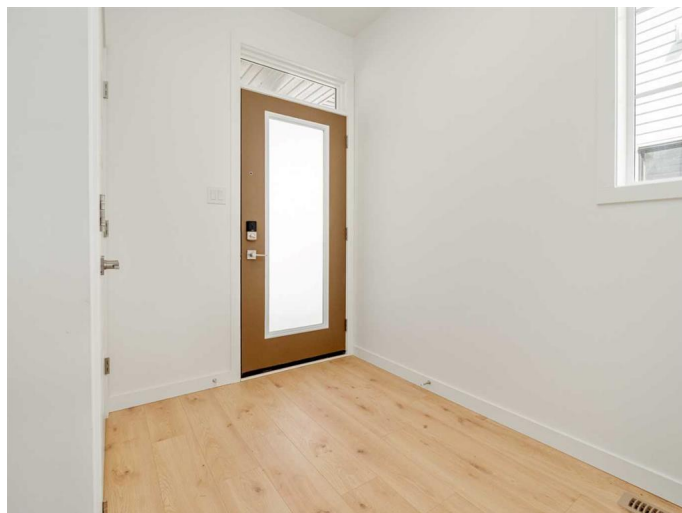
Discovery, Lethbridge, Alberta

Welcome to the Avery! NEW DESIGN By Avonlea Homes. .This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Excellent Southside location close to school, park , play ground, and all the amenities the south side has to offer. Home is virtually Staged. NHW.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply

Built in 2024

## Essential Information

MLS® #	A2180238
Price	\$599,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,843
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2603 44 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Walk-In Closet(s), Kitchen Island, Pantry
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 21st, 2025
Days on Market	129
Zoning	RL

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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