

# **\$575,000 - 2604 45 Street S, Lethbridge**

MLS® #A2198612

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,711 sqft

Residential on 0.08 Acres

N/A, Lethbridge, Alberta

Two separate double garages in SouthBrook for under 600k? Yes. Double attached and a double detached garages are available with this amazing must see, "brand new" 2 storey home built by Stranville Living back in 2021. You read that correctly. Although this home was built in 2021, and it is fully furnished, it has never actually been lived in. The owner had the home built for a friends and family situation that never transpired, so it is technically a 4 year old, "brand new" home! The layout was based on the Stranville Westray house plans, but has had numerous tweeks and upgrades including extended kitchen cabinets and an oversized island. The owner also added central A/C, window coverings, 6 appliances, and a 19' x 20' double detached rear garage. Literally its a turnkey, move in ready home with beds, couches, TV's kitchen tables, you name it. Maybe it could be used for a VRBO, or executive style rental type home. So many options! Easy to show and quick possession is possible. And don't overlook the short 5 minute walk for your littles to the shiny new Elementary School! Do the math, and the value offered here will make this home an easy purchasing decision!

Built in 2021

## **Essential Information**

MLS® #

A2198612



Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2604 45 Street S
Subdivision	N/A
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K6

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Storage
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Storage
Lot Description	Back Lane, Other
Roof	Asphalt Shingle

Construction	Vinyl Siding, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	145
Zoning	R-CL

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)
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