

# \$609,000 - 2604 45 Street S, Lethbridge

MLS® #A2198612

## \$609,000

3 Bedroom, 3.00 Bathroom, 1,711 sqft  
Residential on 0.08 Acres

N/A, Lethbridge, Alberta

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 tweaks 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. Do the math, and the value offered here will make this home an easy purchasing decision!

Built in 2021

## Essential Information

MLS® #	A2198612
Price	\$609,000
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
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Days on Market 11  
Zoning R-CL

### **Listing Details**

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

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