

# \$549,900 - 2718 43 Street S, Lethbridge

MLS® #A2201136

## \$549,900

3 Bedroom, 2.00 Bathroom, 1,587 sqft

Residential on 0.08 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Lanark II" by Stranville Living Master Builder, located in the 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 two-storey home greets you with a spacious and open foyer, featuring a built-in bench with hooks and a large picture window. At 1,587 square feet total, the main floor of this home is designed with a large kitchen space consisting of melamine cabinets, brushed gold accents, fully tiled backsplash, and quartz countertops for both the base cabinets and peninsula. Stranville Living's top tier appliance package includes a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. A large sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing, backing onto a green strip. The main floor also includes a powder room equipped with Stranville Living's modern wall hung toilet and a pedestal sink. The second level consists of 3 bedrooms, a bonus room above the garage, a



4-piece bathroom, and a laundry closet that is easily accessible for all bedrooms. The primary bedroom features large windows and includes a spacious walk-in closet. The 3-piece ensuite features a single sink vanity and a tiled shower with a glass sliding door by Maax. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists to help keep your heating and cooling costs in check. Must be seen to be appreciated!

Built in 2025

**Essential Information**

MLS® #	A2201136
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,587
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2718 43 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Front Drive

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks

Appliances Built-In Oven, Electric Water Heater, ENERGY STAR Qualified Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, ENERGY STAR Qualified Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line

Lot Description Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025

Days on Market 21

Zoning R-CL

### Listing Details

Listing Office REAL BROKER

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