

# \$499,900 - 2506 46 Street S, Lethbridge

MLS® #A2195571

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

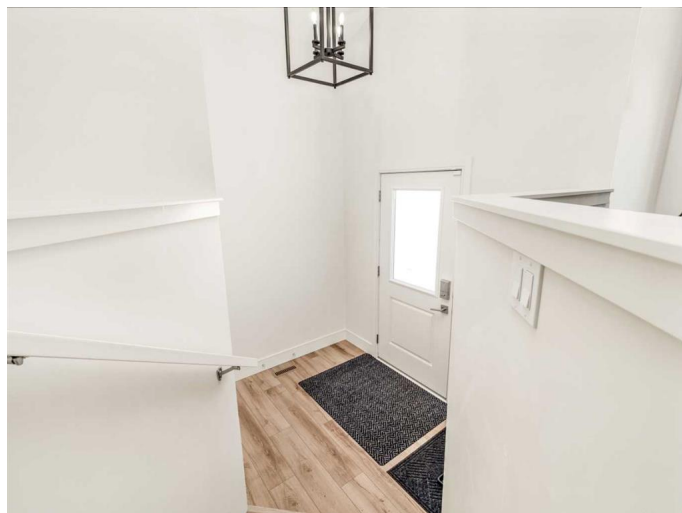
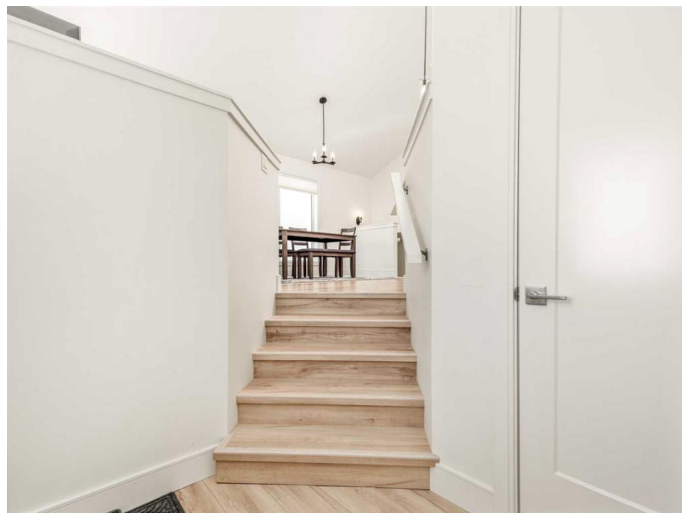
Popular 4-level split design with 1575 total square feet developed on 3 levels and 419 additional square feet of undeveloped basement originally built by Stranville Living in 2023, in the desirable community of Southbrook! This 4-level split home is both functional and spacious! Main foyer entry is a good size with closet for your jackets and shoes. Main floor features open plan with vaulted ceilings and laminate flooring for living room, dining room, and kitchen. The kitchen has stainless steel appliances, quartz counters, and a corner pantry. Upper level houses 2 bedrooms and 2 full bathrooms!...including primary bedroom with ensuite that features quartz counters, walk in-shower, and european toilet! Lower level has large rec room with walk-out to backyard, another bedroom, and another full bathroom! 4th level basement is undeveloped but could house a family room, bedroom! Utility room is also in basement, and so are the laundry machines. Out back you have a double detached garage facing the alley! Home is in amazing south side location close to all shopping, restaurants, and amenities!...and is right around the corner from Dr. Robert Plaxton Elementary(K-5) School!

Built in 2023

## Essential Information

MLS® #

A2195571



Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,040
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	2506 46 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Stove, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Landscaped, Back Lane

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

**Additional Information**

Date Listed	February 18th, 2025
Days on Market	71
Zoning	R-CL

**Listing Details**

Listing Office	REAL BROKER
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