

\$649,900 - 3121 44 Street S, Lethbridge

MLS® #A2242700

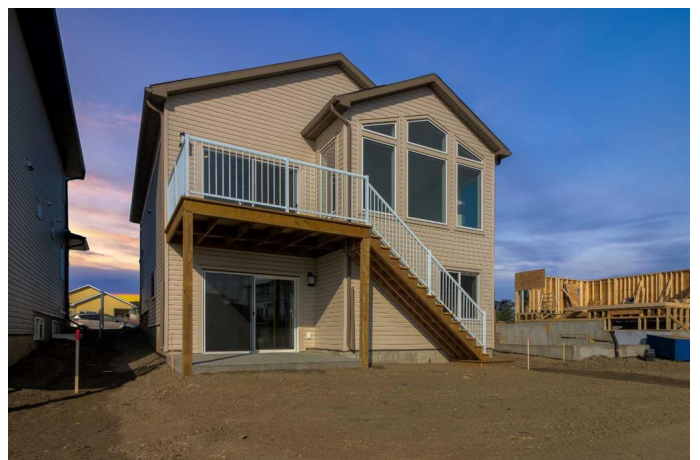
\$649,900

3 Bedroom, 2.00 Bathroom, 1,555 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Hemdale IV" by Stranville Living Master Builder, located in the desirable 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 popular bi-level model continues to prove why it is a best seller for Stranville Living and this version is no exception. With a rear elevation of gorgeous windows overlooking the Southbrook nature pond and walkout basement with a sliding patio door, the outdoors and indoors seem to merge into one. Tall vaulted ceilings carry through the entry into the kitchen and dining areas and land you right into the tremendous living room of cascading light. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. This version of the Hemdale houses the primary bedroom on the main floor and is blessed with an ample ensuite that includes dual sinks in a massive vanity of beautiful stained oak, a substantial tiled shower, a freestanding soaker tub, and a



large walk-in closet. Two more bedrooms are found up over the garage, providing the right amount of seclusion from the main floor activities. If needed, there is another 811 square feet awaiting development in the basement, adding two more bedrooms, full 3-piece bathroom, and a significant family room. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.

Built in 2025

Essential Information

MLS® #	A2242700
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,555
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3121 44 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage

	Faces Front
# of Garages	2
Interior	
Interior Features	Breakfast Bar, Closet Organizers, Counters, Recessed Lighting, Windows
Appliances	Built-In Oven, Built-In Refrigerator, Induction Cooktop, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park, No Neighbours Behind, Street Front
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	R-CL

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.