

# \$399,900 - 2927 46 Street S, Lethbridge

MLS® #A2258590

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

This half duplex is in "like new" condition. 3 bedrooms up. A great open floor plan on the main level. Fully fenced with a nice deck off the back along with a parking pad in the back (ready for garage development if wanted!). The basement is ready for your design and needs. All of this right by the school, close to HWY 4 and all the shopping.

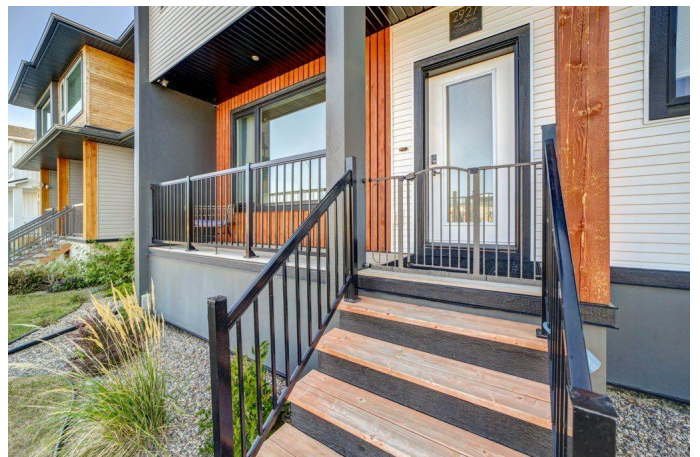
Built in 2022

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258590               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,249                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2927 46 Street S |
| Subdivision | Discovery        |
| City        | Lethbridge       |



|             |            |
|-------------|------------|
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | t1k8j8     |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Sump Pump(s)                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | Central Air                                                                |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard    |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete, Other, Vinyl Siding              |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 6                    |
| Zoning         | R                    |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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