# \$589,900 - 2722 43 Street S, Lethbridge

MLS® #A2201927

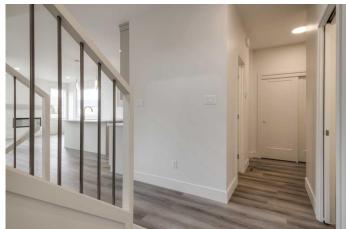
# \$589,900

3 Bedroom, 3.00 Bathroom, 1,843 sqft Residential on 0.08 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Comrie― 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 foyer, featuring a built-in bench with hooks and a clerestory window. With 1,842 square feet of finished space, the living room is located at the rear of the home, surrounded by large windows. A built-in electric fireplace is installed on the central wall to tie the room together, finished with ceramic tile and a painted MDF mantle. 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. Designed with melamine cabinets extended to the ceiling, fully-tiled backsplash, gold accents, and quartz countertops for the base cabinets and island. 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
pedestal sink, spacious storage room, and a
mudroom that connects to the pantry. The
second level consists of a spacious primary
bedroom with a four piece ensuite and a large
walk-in closet, two extra bedrooms, large
media room, four piece bathroom, and a
spacious laundry 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® # A2201927 Price \$589,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,843

Acres 0.08

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 2722 43 Street S

Subdivision Discovery
City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1K 8L3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Door Opener

# of Garages 2

#### Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)

Appliances Built-In Oven, Induction Cooktop, Range Hood, ENERGY STAR

Qualified Dishwasher, ENERGY STAR Qualified Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room, Tile, Insert

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Lighting

Lot Description See Remarks, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 105
Zoning R-CL

# **Listing Details**

Listing Office REAL BROKER

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