# \$609,900 - 2515 44 Street S, Lethbridge

MLS® #A2177964

## \$609,900

3 Bedroom, 3.00 Bathroom, 1,842 sqft Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the Avery! NEW DESIGN By Avonlea Homes. This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Home is virtually Staged. NHW

Built in 2024

### **Essential Information**

MLS® # A2177964 Price \$609,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1







Square Footage 1,842 Acres 0.09 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 2515 44 Street S

Subdivision Discovery
City Lethbridge
County Lethbridge

Province Alberta
Postal Code T1K8L6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 17th, 2025

Days on Market 141 Zoning RL

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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