

**2706 43 Street S**  
**Lethbridge, Alberta**

**MLS # A2180860**



**\$599,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** Front landscaping with sod and irrigation. Hunter Douglas window coverings.

Welcome to the "Comrie" model by Stranville Living, located in the highly 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 award-winning two storey home is really laid out well and boasts a main floor rivaled by few homes of this size. The main floor includes a beautifully appointed kitchen with Adora Cabinets with gold accents extended to the ceiling, fully tiled backsplash, and quartz countertops for both the base cabinets and island. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. The builder added a set of base cabinets with quartz countertops and floating wood shelving in the butler's pantry, which walks through to the mudroom and garage entry. The centerpiece of the living room is a linear fireplace set into a fully tiled insert with wood mantle surrounded by a set of large windows that face west and provide ample natural light. Adjacent to the dining room is a large sliding glass door that exits onto your future deck and rear yard backing a serene green strip with walking paths. The upper level includes a great primary bedroom with a huge walk-in closet and ensuite, two more bedrooms, a main bath, as well as a media room and large laundry room. This home also includes Hunter Douglas window coverings and front yard landscaping with sod, a tree, shrubs, and underground sprinklers.

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!