

# \$579,900 - 2710 43rd Street S, Lethbridge

MLS® #A2182324

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,788 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Westhill" 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 Westhill model is one Stranville Living's best-selling homes and sets up beautifully for a variety of new home buyers. The main floor includes a beautifully appointed kitchen with Adora Cabinets in a wonderful "Sage" color extended to the ceiling, fully tiled backsplash, and quartz countertops for both the base cabinets and island, which comfortably sits four people. 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 ample dining room is lit up nicely by a large sliding glass door, which leads to your future deck and rear yard backing west for late day and evening sun. The upper level includes three bedrooms and two more bathrooms, including the primary ensuite, which is also fitted with the pleasing "Sage" cabinetry, quartz countertops, wall hung toilets, and a shower enclosed by a



cool glass door by Maax. A laundry room and large family room complete the upper level, with the latter having a massive picture window facing west, overlooking the rear yard and green space with walking paths directly behind this home. 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!

Built in 2024

**Essential Information**

MLS® #	A2182324
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,788
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2710 43rd Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L2

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organized, No Smoking Allowed, No Pets Allowed, No Animal Home, No Smoking Counters, Recessed Lighting

Appliances Built-In Refrigerator, Dishwasher, Microwave, Oven-Built-In, Range Hood

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Family Room

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park, Behind, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed December 5th, 2024

Days on Market 138

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.

