



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

2519 44 Street S
Lethbridge, Alberta

MLS # A2282842



\$529,800

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,407 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Blinds

Don't want to deal with all the extra work and expense of a new home! Here is a great opportunity to own a one year old Avonlea with almost everything included. You don't have to pay for an upgraded deck, Fencing, beautiful landscaped yard, Central Air, Blinds. Kitchen appliances included as well. Located close to school and park this almost brand new home has open floor plan with kitchen over-looking back yard, 3 bedrooms up, primary bedroom with walk in shower and walk in closet, convenience of laundry. your kids will love playing in that lovely back yard. Basement is undeveloped but set up for family room, bedroom and another full bathroom. Just bring your furniture and move in today. Oh, and one other great thing, balance of NHW to be transferred to new buyer on possession date.