

**3109 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2296833**



**\$669,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2026 (0 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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Comerie by Stranville Living Master Builder, a brand new home in Southbrook that backs directly onto one of the community's scenic ponds. That pond view is the first thing you notice when you step inside &mdash; the living room is surrounded by windows that frame the water and fill the space with natural light, creating an atmosphere that is genuinely hard to replicate in this price range. The main floor features a thoughtfully designed open-concept layout that manages to feel spacious and connected while still maintaining distinct, well-defined spaces. The kitchen is a standout and showcases Stranville's signature finish quality, complete with a paneled Fisher & Paykel fridge that blends seamlessly into the cabinetry, a paneled dishwasher, sleek induction cooktop, built-in oven and microwave combo, quartz countertops, slow-close cabinetry, and a walk-in pantry that adds serious everyday storage. It's modern, clean, and designed for both daily living and entertaining without feeling like you're compromising on either. Upstairs, the primary bedroom is a comfortable retreat featuring a spacious walk-in closet and a well-appointed ensuite with dual vanities and a tiled walk-in shower. Two additional bedrooms offer generous sizing, and a full-size laundry room with plenty of storage keeps everything practical and convenient on the same level. A half bath on this floor rounds out the layout nicely. Set in Southbrook with pond-side living and Stranville's elevated build quality throughout, this home delivers a strong combination of lifestyle and long-term value. GST is included in the purchase price and the home is backed by a 10-year new home warranty for added peace of mind.