

**2600 45 Street S**  
**Lethbridge, Alberta**

**MLS # A2300715**



**\$669,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<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-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement: Fridge, Stove, dishwasher, washer/dryer

Located in Southbrook, one of Lethbridge's most convenient neighbourhoods, this legally suited home offers a rare combination of thoughtful design, high-end finishes, and true functionality for both homeowners and investors. This isn't your typical suited property (legally suited)—this floor plan was built to stand out, featuring vaulted ceilings, elevated finishings, two furnaces, separate entrances, an attached garage, and even dedicated off-street parking for basement tenants. The main floor immediately feels different with its bright, open layout and soaring vaulted ceilings that create a sense of space you don't often find in (legal) suited homes. The kitchen is a clear focal point, showcasing high-end panelled appliances, including a fridge and dishwasher that blend seamlessly into the cabinetry, along with an induction cooktop, built-in oven and microwave, quartz countertops, and an island with bar seating. Just off the kitchen, the dining area leads out to your deck, complete with a natural gas line for a BBQ, while the living room is filled with natural light and framed by those same impressive vaulted ceilings. This level also features two spacious bedrooms and a four-piece bathroom, while the upper level is dedicated entirely to the primary suite. Up here, the vaulted ceilings continue, creating a private retreat that includes a large walk-in closet and an ensuite with dual vanities and a walk-in shower. The convenience of having the main laundry on this level adds to the overall functionality. Downstairs, the legal suite mirrors the quality of the main level in a way that's rarely seen. With its own private entrance, separate furnace, and in-suite laundry, it's fully self-contained and designed for long-term comfort. The open-concept living and dining space flows into a well-appointed kitchen that carries through the

same cabinetry style, quartz countertops, and stainless steel appliances as upstairs. There's no shortage of storage, and the layout is completed with two spacious bedrooms and a four-piece bathroom. Southbrook continues to be one of the most desirable areas in the city thanks to its proximity to major amenities, including shopping, restaurants, parks, and some of Lethbridge's best recreational spaces, all just minutes away. This is a home that not only looks the part but performs where it matters, offering flexibility, income potential, and a level of finish that's hard to come by in this category. Some of the photos are virtually staged.