

**2604 43 Street S**  
**Lethbridge, Alberta**

**MLS # A2315950**



**\$629,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	2025 (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		

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

**Inclusions:** None

Welcome to the Avery By Avonlea Homes. This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace for those cold winter nights. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Home is virtually Staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY