Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

2508 45 Street S
Lethbridge, Alberta

MLS # A2345402



$675,000

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,328 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Low Maintenance La		

Heating:	Central, Fireplace(s)	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Siding	**Zoning:**	R-M
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Inclusions: N/A

18-foot ceilings. Floor-to-ceiling stone fireplace. Almost-new luxury in south Lethbridge — and barely lived in. Built in 2021 and occupied only a few months, this two-storey home feels brand new. Step through the covered veranda into 9-foot ceilings and a wide-open main floor designed to impress. The kitchen delivers — oversized quartz island, gas cooktop, panelled fridge, customized hood fan, and floor-to-ceiling windows that pour natural light across the space all day. The living room stops you in your tracks: a dramatic open-to-below ceiling with a striking stone fireplace wall visible from the main floor and the upstairs hallway. A dedicated office (or playroom), half bath, and built-in shelving complete the main level. Upstairs: a generous bonus room, two spacious bedrooms, 3-piece bath, and a primary suite you won't want to leave — 5-piece tiled ensuite with soaker tub, walk-in shower, dual vanity, and walk-in closet. The walk-up basement is roughed in and ready — bathroom, laundry, separate exterior entrance to grade, and room for a full legal 2-bedroom suite. Still under New Home Warranty. Central A/C. Double attached garage. Fully fenced yard with back-alley access. No pets, never smoked. Pristine. Walking distance to elementary school, minutes to major shopping. Move-in ready — book your showing today.

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