

**2508 45 Street S**  
**Lethbridge, Alberta**

**MLS # A2345402**



**\$689,999**

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

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Fireplace(s)                                                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Siding                                                                                                              | <b>Zoning:</b>    | R-M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                           |                   |     |

18-foot ceilings. Floor-to-ceiling stone fireplace. Almost-new luxury in south Lethbridge &mdash; 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 &mdash; 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 &mdash; 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 &mdash; 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 &mdash; book your showing today.