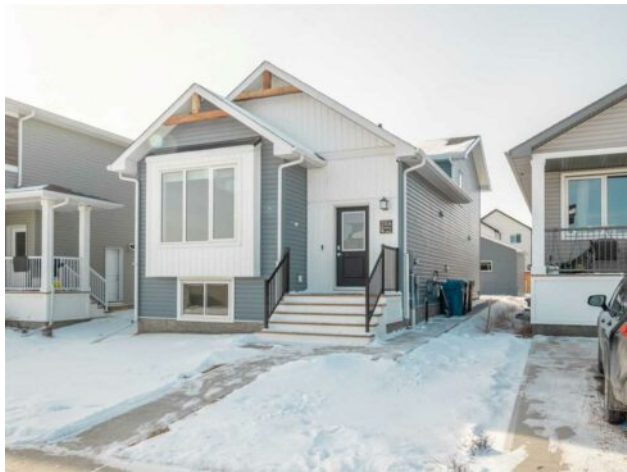


**2506 46 Street S**  
**Lethbridge, Alberta**

**MLS # A2195571**



**\$499,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	See appliances, 2 garage door remotes.		

Popular 4-level split design with 1575 total square feet developed on 3 levels and 419 additional square feet of undeveloped basement originally built by Stranville Living in 2023, in the desirable community of Southbrook! This 4-level split home is both functional and spacious! Main foyer entry is a good size with closet for your jackets and shoes. Main floor features open plan with vaulted ceilings and laminate flooring for living room, dining room, and kitchen. The kitchen has stainless steel appliances, quartz counters, and a corner pantry. Upper level houses 2 bedrooms and 2 full bathrooms!...including primary bedroom with ensuite that features quartz counters, walk in-shower, and european toilet! Lower level has large rec room with walk-out to backyard, another bedroom, and another full bathroom! 4th level basement is undeveloped but could house a family room, bedroom! Utility room is also in basement, and so are the laundry machines. Out back you have a double detached garage facing the alley! Home is in amazing south side location close to all shopping, restaurants, and amenities!...and is right around the corner from Dr. Robert Plaxton Elementary(K-5) School!