



2518 44 Street S  
Lethbridge, Alberta

MLS # A2300133



**\$559,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to the Lannark floor plan by Stranville Living Master Builder &mdash; a thoughtfully designed home that blends functionality with modern, high-end finishes. The main floor features a bright, open-concept layout centered around a spacious U-shaped kitchen that truly stands out. With an abundance of counter space and a walk-in pantry, this kitchen is built for both everyday living and entertaining. It showcases Stranville's signature panelled appliances, including a Fisher & Paykel fridge that seamlessly blends into the cabinetry, along with a matching panelled dishwasher for a clean, cohesive look. You'll also find an induction cooktop and a built-in oven and microwave combo, giving you both style and performance. The peninsula offers generous bar seating, making it a natural gathering space. Just off the kitchen, the dining area features sliding glass doors that lead to your future deck and backyard &mdash; perfect for indoor-outdoor living. The adjacent living room is bright and inviting, highlighted by a large picture window that fills the space with natural light. Upstairs, you'll find a well-laid-out second level featuring a versatile bonus room, two additional bedrooms, and a full 4-piece bathroom. The primary bedroom is a comfortable retreat, complete with a walk-in closet and a private ensuite featuring a walk-in shower. This is a home that checks all the boxes &mdash; modern design, smart layout, and the quality you expect from Stranville Living. GST is included in the price as well as a 10 year new home warranty. Photos are virtually staged