



3105 44 Street S
Lethbridge, Alberta

MLS # A2310282



\$669,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to The Matheson by Stranville Living Master Builder, a brand new floor plan in Southbrook that checks all the boxes and then casually adds a pond view for good measure. This home brings together thoughtful design, high-end finishes, and the kind of layout that just makes sense for everyday living. The main floor features a functional yet open concept design, with a spacious living room anchored by a gas fireplace and large windows overlooking the pond. The kitchen is a standout, featuring quartz countertops, an induction cooktop, built-in oven and microwave, plus Stranville's signature panelled Fisher & Paykel fridge and panelled dishwasher that blend seamlessly into the cabinetry. Just off the kitchen, the dining area offers plenty of space to gather, while the walk-through pantry adds everyday convenience and connects directly to the double attached garage. A main floor powder room completes this level. Upstairs, the primary bedroom is positioned at the back of the home to take full advantage of those peaceful pond views. It also features a walk-in closet that flows directly into the full-size laundry room, because whoever designed that deserves a raise. The ensuite includes a walk-in shower and clean, modern finishes. This level also includes two additional bedrooms, a full bathroom, and a spacious sunken bonus room that is perfect for movie nights, a playroom, or a cozy second living space. Brand new, beautifully finished, backing onto a pond, and located in Southbrook — The Matheson is an impressive new build with a layout that feels fresh, practical, and easy to love. This home comes with a 10 Year new home warranty. GST is included in the list price. If you are a first time home buyer, you could be eligible to get the new GST rebate, thats 5% back.