



2723 45 Street S
Lethbridge, Alberta

MLS # A2323120



\$528,700

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,543 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Gem stone lights, U/G Sprinklers, Garage opener + 2 remotes, Ceiling fan with remote, security system hardware

In the modern Southbrook Subdivision, near Dr. Robert Plaxton Elementary School. This lovely home has character inside with tall vaulted living room, bright windows, and feature wall with gas fireplace, plus an eye-catching staircase to the 2nd floor. The exterior is complemented with Gemstone lights. The yard is fully fenced, treed, and includes underground sprinklers. Avoid paying for landscaping and fencing and enjoy your yard right from the beginning! Home also features central air conditioning, central vacuum, and granite countertops.