



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2530 44 Street S
Lethbridge, Alberta

MLS # A2334416



\$579,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,645 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the Christensen by Stranville Living Master Builder, a brand-new 1,600 square foot two-storey home located in Southbrook, one of the most convenient and desirable neighbourhoods in all of Lethbridge. This thoughtfully designed floor plan is brand new from Stranville and checks all the boxes for modern family living. The open-concept main floor is designed for both everyday life and entertaining, featuring a massive living room, a spacious dining area, and a beautifully appointed kitchen. The kitchen is loaded with premium finishes, including Stranville's signature panelled built-in refrigerator and panelled dishwasher, an induction cooktop, a built-in wall oven and microwave, and plenty of functional workspace. Just off the dining room, large sliding glass doors lead to your future deck and backyard. The yard is a blank canvas, ready for you to create the outdoor space you've always wanted. With rear alley access, you'll enjoy additional separation from your rear neighbours, along with the potential to build a second garage or create additional parking. Upstairs, you'll find three spacious bedrooms, and every bedroom features its own walk-in closet. This level also includes a generous bonus room, upper-floor laundry, and a four-piece bathroom. The primary suite is a true retreat, offering a large window that fills the room with natural light, a spacious walk-in closet, and a beautiful ensuite complete with dual vanities and a fully tiled walk-in shower. To complete the package, this home also features a double attached garage, offering plenty of space for vehicles, storage, and everything else your family needs.