



GRASSROOTS
REALTY GROUP

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2518 44 Street S
Lethbridge, Alberta

MLS # A2335346



\$559,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — 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 — 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