

# \$589,900 - 2722 43 Street S, Lethbridge

MLS® #A2201927

## \$589,900

3 Bedroom, 3.00 Bathroom, 1,843 sqft

Residential on 0.08 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Comrie" by Stranville Living Master Builder, located in the desirable south Lethbridge community of Southbrook. This new home is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This two-storey home greets you with a spacious foyer, featuring a built-in bench with hooks and a clerestory window. With 1,842 square feet of finished space, the living room is located at the rear of the home, surrounded by large windows. A built-in electric fireplace is installed on the central wall to tie the room together, finished with ceramic tile and a painted MDF mantle. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. Designed with melamine cabinets extended to the ceiling, fully-tiled backsplash, gold accents, and quartz countertops for the base cabinets and island. A large sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing, backing onto a green strip. The main floor also includes



a powder room equipped with Stranville Livingâ€™s modern wall hung toilet and pedestal sink, spacious storage room, and a mudroom that connects to the pantry. The second level consists of a spacious primary bedroom with a four piece ensuite and a large walk-in closet, two extra bedrooms, large media room, four piece bathroom, and a spacious laundry room. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.

Built in 2025

**Essential Information**

MLS® #	A2201927
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,843
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2722 43 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Oven, Induction Cooktop, Range Hood, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile, Insert
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	See Remarks, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	101
Zoning	R-CL

## Listing Details

Listing Office	REAL BROKER
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