

# \$419,900 - 2929 46 Street S, Lethbridge

MLS® #A2258571

**\$419,900**

2 Bedroom, 4.00 Bathroom, 1,076 sqft

Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

Welcome to this "like new" half duplex in Southbrook. Only 3 years old. Detached double garage, fully fenced and landscaped in a great neighbourhood across from the school. Close access to tonnes of shopping and Hwy 4. Double primary bedrooms up with double 4 pc ensuites! As a bonus the basement is partially finished and would only take a little bit to finish up! Don't miss this gem!

Built in 2022

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258571               |
| Price          | \$419,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,076                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2929 46 Street S |
| Subdivision | Discovery        |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1K8j8     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Partially Finished                                                    |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Private Yard                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
| Zoning      | R                    |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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