

# \$399,900 - 2927 46 Street S, Lethbridge

MLS® #A2258590

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

This half duplex is in "like new" condition. 3 bedrooms up. A great open floor plan on the main level. Fully fenced with a nice deck off the back along with a parking pad in the back (ready for garage development if wanted!). The basement is ready for your design and needs. All of this right by the school, close to HWY 4 and all the shopping.

Built in 2022

## Essential Information

MLS® #	A2258590
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2927 46 Street S
Subdivision	Discovery
City	Lethbridge



County	Lethbridge
Province	Alberta
Postal Code	t1k8j8

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Smoking Home, Open Floorplan, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Other, 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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