

\$565,000 - 2604 45 Street S, Lethbridge

MLS® #A2198612

\$565,000

3 Bedroom, 3.00 Bathroom, 1,711 sqft

Residential on 0.08 Acres

N/A, Lethbridge, Alberta

Two separate double garages in SouthBrook for under 600k? Yes. Double attached and a double detached garages are available with this amazing must see, "brand new" 2 storey home built by Stranville Living back in 2021. You read that correctly. Although this home was built in 2021, and it is fully furnished, it has never actually been lived in. The owner had the home built for a friends and family situation that never transpired, so it is technically a 4 year old, "brand new" home! The layout was based on the Stranville Westray house plans, but has had numerous tweeks and upgrades including extended kitchen cabinets and an oversized island. The owner also added central A/C, window coverings, 6 appliances, and a 19' x 20' double detached rear garage. Literally its a turnkey, move in ready home with beds, couches, TV's kitchen tables, you name it. Maybe it could be used for a VRBO, or executive style rental type home. So many options! Easy to show and quick possession is possible. And don't overlook the short 5 minute walk for your littles to the shiny new Elementary School! Do the math, and the value offered here will make this home an easy purchasing decision!

Built in 2021

Essential Information

MLS® #

A2198612



| | |
|----------------|-------------|
| Price | \$565,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,711 |
| Acres | 0.08 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2604 45 Street S |
| Subdivision | N/A |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 8K6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Built-in Features, See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Built-In Oven, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Other, Storage |
| Lot Description | Back Lane, Other |
| Roof | Asphalt Shingle |

| | |
|--------------|----------------------------------|
| Construction | Cement Fiber Board, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 3rd, 2025 |
| Days on Market | 160 |
| Zoning | R-CL |

Listing Details

| | |
|----------------|---|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE) |
|----------------|---|

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