# \$539,500 - 2604 45 Street S, Lethbridge

MLS® #A2253634

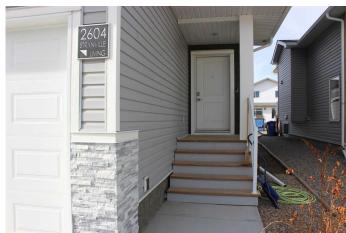
## \$539,500

3 Bedroom, 3.00 Bathroom, 1,711 sqft Residential on 0.08 Acres

NONE, 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® # A2253634

Price \$539,500

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 NONE

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, See Remarks, Built-in Features, Storage

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator,

Built-In Oven, Microwave, Stove(s), Washer/Dryer Stacked, Window

Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes
Basement Full

## **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 September 3rd, 2025

Days on Market 63

Zoning R-CL

## **Listing Details**

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.