

\$649,900 - 3121 44 Street S, Lethbridge

MLS® #A2242700

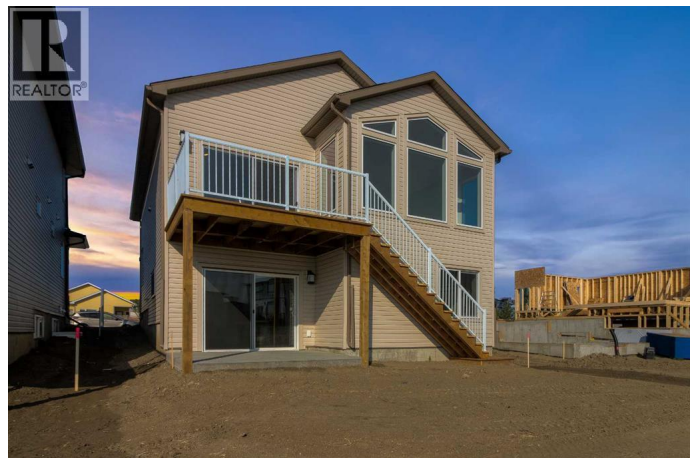
\$649,900

3 Bedroom, 2.00 Bathroom, 1,555 sqft

Single Family on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to the Hemsdale IV by Stranville Living Master Builder, located in the desirable 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 popular bi-level model continues to prove why it is a best seller for Stranville Living and this version is no exception. With a rear elevation of gorgeous windows overlooking the Southbrook nature pond and walkout basement with a sliding patio door, the outdoors and indoors seem to merge into one. Tall vaulted ceilings carry through the entry into the kitchen and dining areas and land you right into the tremendous living room of cascading light. 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. This version of the Hemsdale houses the primary bedroom on the main floor and is blessed with an ample ensuite that includes dual sinks in a massive vanity of beautiful stained oak, a substantial tiled shower, a freestanding soaker tub, and a



large walk-in closet. Two more bedrooms are found up over the garage, providing the right amount of seclusion from the main floor activities. If needed, there is another 811 square feet awaiting development in the basement, adding two more bedrooms, full 3-piece bathroom, and a significant family 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. There's nothing like NE W! (id:6289)

Built in 2025

Essential Information

Listing #	A2242700
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,555
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	3121 44 Street S
Subdivision	Discovery
City	Lethbridge
Province	Alberta
Postal Code	T1K8L1

Amenities

Amenities	Park, Schools, Shopping
Features	Wetlands, PVC window, No neighbours behind, Closet Organizers, Gas BBQ Hookup
Parking Spaces	4

Parking Attached Garage, Concrete
of Garages 2

Interior

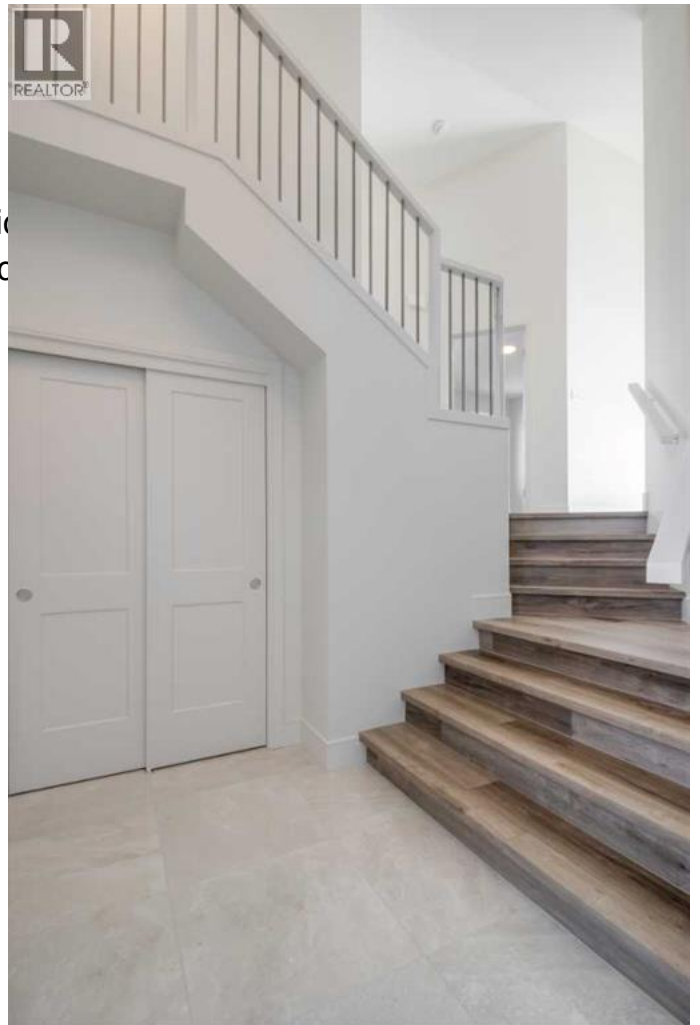
Appliances Refrigerator, Dishwasher, Microwave, Remote door opener, Cooktop - Induction
Heating Natural gas Forced air
Cooling None

Exterior

Exterior Vinyl siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office REAL BROKER



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:16am PDT