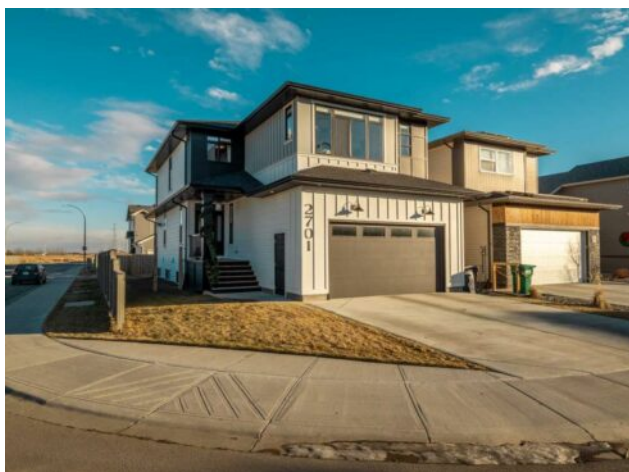


2701 46 Street S  
Lethbridge, Alberta

MLS # A2278424

**\$819,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,359 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Separate Entrance, Wired for Sound		

**Inclusions:** Built-in speakers & controls

Welcome to 2701 46 Street S ... where design, space, and technology meet to create one of the most complete family homes on the market. With 6 bedrooms, 3.5 bathrooms, and over 2350 sq ft above grade, this property delivers every feature buyers say they want, but rarely find all in one place. The main floor sets the tone immediately: a wide, welcoming foyer (not the cramped kind), high ceilings, and natural light spilling through oversized windows. The open-concept living area centers around a stone-faced gas fireplace and custom feature wall ... equal parts warmth and statement. The kitchen is a true showpiece with two-tone cabinetry, stone counters, brass hardware, pot filler, wall oven and built-in microwave, and a large island that ties the entire space together. A built-in coffee bar/butler's pantry, formal dining area overlooking the yard, and smart-home lighting and window blind controls complete the main level. There's also a dedicated office or flex room behind glass French doors, with in-floor power ready for a clutter-free setup. Upstairs, the layout was designed for how folks actually live: four bedrooms, including a stunning primary retreat with massive windows, a spa-style ensuite (dual sinks, full-tile shower, walk-in closet), and an upper-floor laundry room that's an actual room ... not machines hidden in a hall closet. The additional full bathroom includes dual sinks and a separated toilet/shower area so multiple people can use it at once. A bonus room with custom in-wall speakers gives you a perfect rec room or media space to unwind in. The fully finished lower level takes the home to another level ... professionally completed as a two-bedroom, one-bathroom legal suite-style space. Ideal for multi-generational living, extended guests, or simply more room to grow, it includes a full kitchen, living area, and private

bedrooms that feel bright and inviting, not “basement-like.” The property is complete with central air conditioning, underground sprinklers, automated lights and blinds, and a 200-amp panel ... ready for EV charging or future upgrades. Every square foot here has been finished with purpose, quality, and care. If you’ve been waiting for a home that actually checks every box, this is it. Fully loaded. Fully finished. Fully ready for what’s next. Call your real estate professional for your private viewing today.