$714,500 - 4626 31 Avenue S, Lethbridge

MLS® #A2175331

$714,500
3 Bedroom, 3.00 Bathroom, 2,013 sqft
Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Rowan" By Avonlea Homes. This particular home backs onto the pond in Southbrook. Enjoy the view out of your living room and dining room. On those warm days Enjoy the wildlife with your favorite Coffee off your back deck.Very functional floor plan with large mudroom and walk through pantry off the over-sized garage. Tall ceilings and lots of glass throughout the main floor for that extra natural light. Open staircase leads you to a large primary bedroom You will enjoy the 5 piece ensuite with dual sinks, and separate tub and shower. Lots of room for those clothes in the walk in closet as well. The bonus room separates the primary bedroom from the 2 kids bedrooms, great for privacy. There is also the convenience of an actual Laundry room upstairs. Basement is undeveloped but could have another bedroom, bathroom and family room. Excellent location close to park, school, play ground, and all the amenities the south side has to offer. New Home Warranty. Home is virtually staged.

Built in 2024

Essential Information

MLS® #	A2175331
Price	$714,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,013
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4626 31 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8J8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Days on Market	174
Zoning	RCL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE

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