

# \$434,900 - 3007 47 Street S, Lethbridge

MLS® #A2245950

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft  
Residential on 0.05 Acres

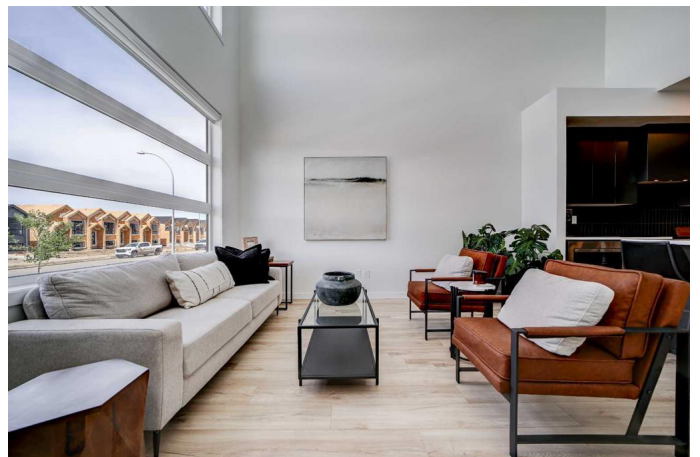
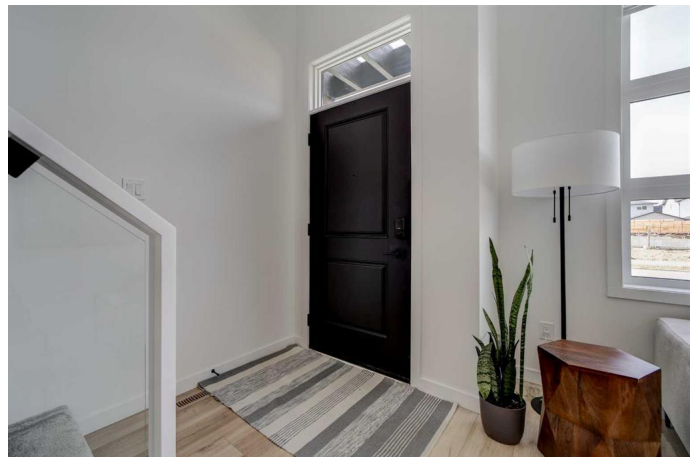
Southgate, Lethbridge, Alberta

Here is an incredible opportunity to buy a brand new fully furnished completely finished and gorgeous three bedroom three bathroom townhome with no condo fees. This brilliant open design post three separate bathrooms, and three separate bedrooms all on separate floors, giving everybody the ultimate and privacy and comfort. The dream kitchen has everything you need including granite counters, center island and cabinets for everything! The townhome is completely finished and features the extra add-ons like a washer and dryer plumbed in for air-conditioning and a complete blind package on all the windows, including solar powered remote controlled blinds that never need the batteries replaced. This home is in exceptional condition and can be purchased with all the Furniture included, making it a brilliant Airbnb or easy to move into property. Full new home warrantee included gives you peace of mind for years to come. Easy to show, come take a look today at the new and exciting Soho in Southbrook.

Built in 2024

## Essential Information

MLS® #	A2245950
Price	\$434,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,050
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3007 47 Street S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L4

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Granite Counters, High Ceilings
Appliances	Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Microwave, Washer/Dryer Stacked
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	5
Zoning	R-M

## Listing Details

Listing Office	RE/MAX FIRST
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