

# \$419,900 - 4631 26 Avenue S, Lethbridge

MLS® #A2027509

**\$419,900**

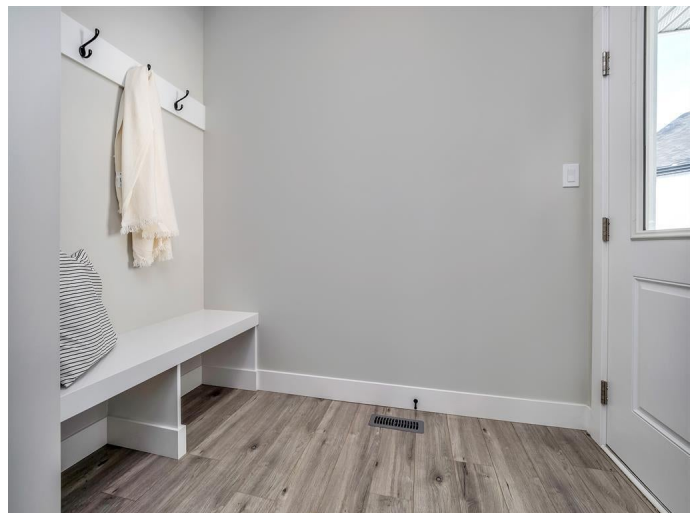
2 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

THE EMERY by ASHCROFT HOMES is a spacious bungalow on a little cul-de-sac in the brand new community of Southbrook! This home backs east, so you can enjoy the sunrise! There is a small yard, so you will not be overwhelmed by mowing the lawn on weekends. Front landscaping is included with sprinklers! This home has water resistant laminate flooring throughout the main floor which is very practical. The mud room coming in from the garage also hosts the laundry. There are 2 bedrooms upstairs and 2 bathrooms. The master suite is a spacious 14'1 x 13'3 and has a beautiful ensuite with quartz countertops and luxuriously tiled shower. Check out the size of the walk-in closet! There is also another full bathroom upstairs and 2nd bedroom. The kitchen has beautifully tiled backsplash, quartz counters, an easy to reach microwave in the island, gas stove, and fridge with ice maker. The basement has a wide open design, allowing you to finish it however best suits your family. We have a design for 3 more bedrooms, a family room and bathroom. Located in Southbrook, home of ponds, paved pathways, a new elementary, sports fields and playground. Quick to get to the Coutts highway too, and ride your bike to Canadian Tire, McDonalds, Tim Hortons, and more! New Home Warranty. Home is virtually staged.

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2027509               |
| Price          | \$419,900              |
| Sold Price     | \$419,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,125                  |
| Acres          | 0.09                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4631 26 Avenue S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K8K4           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Electric                                            |
| 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    | March 10th, 2023   |
| Date Sold      | January 19th, 2024 |
| Days on Market | 315                |
| Zoning         | RM                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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