

\$699,900 - 4526 31 Avenue S, Lethbridge

MLS® #A2109946

\$699,900

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 has a walkout basement backing onto the pond in Southbrook. Enjoy your living room, dining room, Primary bedroom and 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 as well. 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. Check out the virtual tour of the copperwood show home.

Built in 2023

Essential Information

MLS® #	A2109946
Price	\$699,900
Sold Price	\$748,200
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,013
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4526 31 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8J8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior Features	None
Lot Description	Lake
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2024
Date Sold September 25th, 2024
Days on Market 210
Zoning RCL
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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