

\$489,900 - 4521 25 Avenue S, Lethbridge

MLS® #A2113809

\$489,900

3 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Nestled within the highly sought-after Southbrook community in Lethbridge, discover a new construction marvel crafted by the esteemed Stranville Living master builder. This residence, showcasing the Lannark floor plan, epitomizes contemporary living with its three bedrooms, two-and-a-half bathrooms, and expansive 1400+ square feet. In Southbrook, convenience meets luxury, positioning this home strategically close to Lethbridge's finest amenities, including Henderson Park, major retail outlets, and the Evergreen Golf Center. Stranville Living's commitment to quality craftsmanship is evident as you step into the meticulously designed space. The heart of this home is the U-shaped kitchen, a chef's haven, adorned with ample counter and cupboard space. Stranville Living's signature selections, featuring a Fisher and Paykel paneled fridge, a Blomberg paneled dishwasher, and an efficient induction cooktop, elevate the culinary experience. Ascending to the second level reveals two well-appointed bedrooms and a tastefully designed four-piece bathroom, accompanied by a convenient laundry closet. The primary bedroom on this floor offers a spacious retreat, complete with a large walk-in closet and a lavish ensuite boasting dual vanities and a beautifully tiled walk-in shower. Adding to the convenience, an attached double car garage provides secure parking and additional storage space. The unfinished basement, a blank canvas, awaits your personal touch, allowing for customization to



suit your lifestyle needs.

Built in 2024

Essential Information

MLS® #	A2113809
Price	\$489,900
Sold Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4521 25 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T0K 0T0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Refrigerator, Dishwasher, Microwave, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	April 30th, 2024
Days on Market	50
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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