

\$389,900 - 2822 47 Street S, Lethbridge

MLS® #A2163664

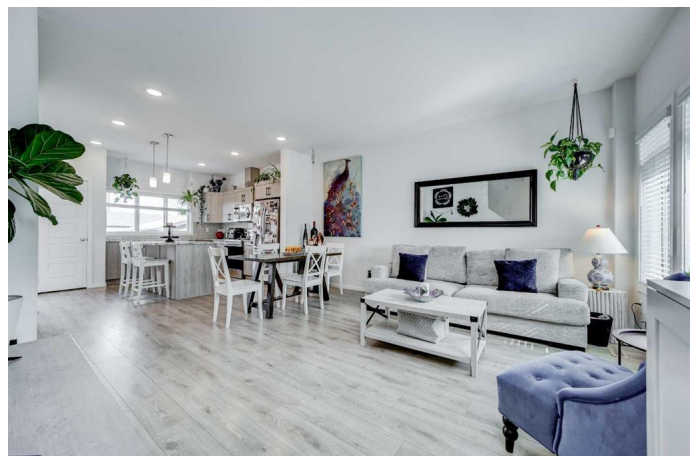
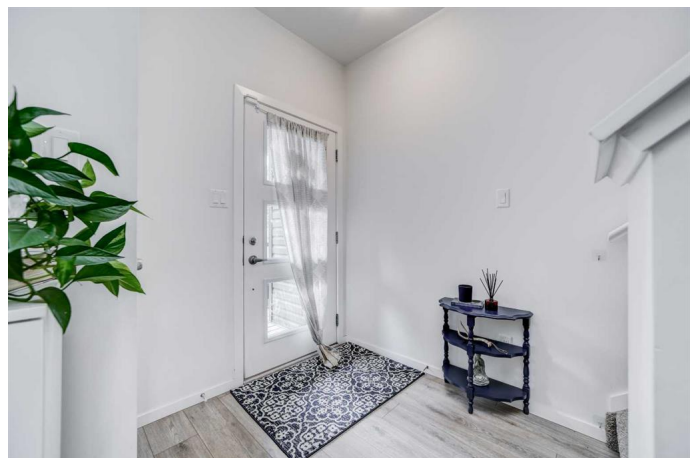
\$389,900

3 Bedroom, 4.00 Bathroom, 1,226 sqft

Residential on 0.05 Acres

Discovery, Lethbridge, Alberta

Welcome to this charming and meticulously maintained townhouse located at 2822 47 Street S in Lethbridge. This delightful two-story home offers a perfect blend of comfort, functionality, and modern design, featuring a fully developed and finished basement. Step inside and be greeted by the open floor plan on the main floor, designed to maximize space and natural light. The bright living room is perfect for relaxing or entertaining guests, while the adjacent dining room provides an excellent setting for family meals. The well-appointed kitchen is a chef's delight, equipped with modern appliances, ample cabinetry, and a convenient layout that makes meal preparation a breeze. A 2-piece bathroom on this level adds to the convenience and functionality. Ascend to the upper floor, where you'll find two generously sized bedrooms, each boasting their own 4-piece ensuite bathrooms. These private retreats offer comfort and tranquility, making them perfect for unwinding after a long day. Additionally, the convenience of having laundry appliances tucked away in a closet on this level ensures that laundry day is hassle-free and efficient. The fully developed basement is a true highlight of this townhouse, transformed into a spacious primary bedroom suite. This area provides a serene and private sanctuary, complete with a 3-piece bathroom and ample closet space. Whether you use this space as your primary bedroom or a versatile guest suite, it offers endless possibilities to suit



your lifestyle. Step through the kitchen and onto the deck, where you can bask in the sunshine and enjoy the warm summer months. This outdoor space is perfect for barbecues, outdoor dining, or simply relaxing with a book and a refreshing drink. The property also features a detached single garage at the back, providing secure parking and additional storage options. This townhouse at 2822 47 Street S offers a perfect blend of comfort, style, and functionality, making it an ideal place to call home. Don't miss the opportunity to make this beautiful property your own – contact your favourite REALTOR® today!

Built in 2018

Essential Information

MLS® #	A2163664
Price	\$389,900
Sold Price	\$390,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,226
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2822 47 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k 8V7

Amenities

Parking Spaces	1
Parking	On Street, Single Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 23rd, 2024
Days on Market	17
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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