

\$714,900 - 4618 31 Avenue S, Lethbridge

MLS® #A2175339

\$714,900

3 Bedroom, 3.00 Bathroom, 2,032 sqft
Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Aerin "model by Avonlea Homes. WALKOUT BASEMENT BACKING ONTO POND IN SOUTHBROOK Upon entry, hang up your coats in the beautiful mud room conveniently situated near the garage entrance. Unload your groceries effortlessly with immediate access from the mud room to the walk through pantry. the main floor includes a convenient 2-piece bathroom, and a central staircase. The open concept adds to the entertaining- friendly layout with easy access to the back deck. Enjoy the gas fireplace on these cold winter nights. Large windows throughout allow for natural sunlight to fill the home. The upper level features a spacious bonus room, 3 bedrooms, Master retreat with walk-in closet and 5 piece ensuite with separate tub and shower and dual sinks separated by a sliding barn door. There is also a bright laundry room with laundry sink. The unfinished basement and is set up for a future family room, bedroom and another full bath. Enjoy the LARGER GARAGE for parking and extra storage. Located in Southbrook close to new school, playground and park. Also close to all the amenities the South side has to offer. NHW. Home is virtually staged.



Built in 2023

Essential Information

MLS® #	A2175339
Price	\$714,900

Sold Price	\$787,562
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4618 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, Microwave, Range Hood, Refrigerator, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2024
Date Sold	December 21st, 2024
Days on Market	53
Zoning	RCL
HOA Fees	0.00

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.