# \$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

3 Bedrooms

3.00 Bathrooms

Full Baths 2

Half Baths 1

Acres

Square Footage 2,032

0.10 2023 Year Built

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

**Double Garage Attached** Parking

#### Interior

**Interior Features** Kitchen Island, Pantry, Walk-In Closet(s)

Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range **Appliances** 

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces

**Fireplaces** Gas, Living Room

Has Basement Yes

Basement Full, Unfinished, Walk-Up To Grade

#### **Exterior**

**Exterior Features** None

**Back Yard** Lot Description

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood

Foundation Poured Concrete

# **Additional Information**

Date Listed October 29th, 2024

Date Sold December 21st, 2024

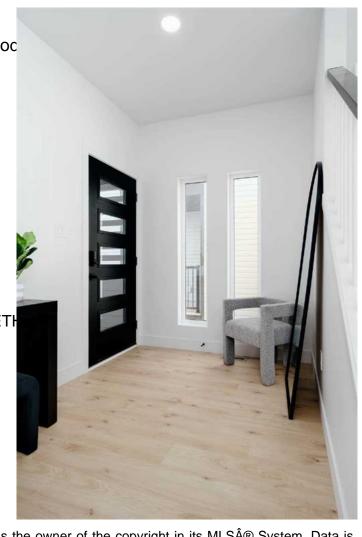
Days on Market 53

Zoning RCL

HOA Fees 0.00

**Listing Details** 

Listing Office RE/MAX REAL ESTATE - LETH



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.