

\$659,900 - 4417 31 Avenue S, Lethbridge

MLS® #A2217626

\$659,900

3 Bedroom, 3.00 Bathroom, 2,013 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Rowan" By Avonlea Homes. This particular home backs onto the school ground in Southbrook. Enjoy the view out of your living room and dining room. 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. Basement is undeveloped but could have another bedroom, bathroom and family room. Excellent location backing onto park, school and play ground. Also easy driving distance to all the amenities the south side has to offer. New Home Warranty. Home is virtually staged.

Built in 2025

Essential Information

MLS® #	A2217626
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,013
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4417 31 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

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

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	36
Zoning	RCL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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