

# \$469,900 - 4313 28th Avenue S, Lethbridge

MLS® #A2224843

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

**\*\*FIRST TIME HOME BUYERS NOW QUALIFY FOR A GST REBATE!!\*\*** Welcome to the Plockton half-duplex by Stranville Living Master Builder, located in the highly desirable Lethbridge community of Southbrook. This duplex unit is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and basketball court for today's active family to enjoy. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. At 1,421 square feet of developed space, this home is the perfect way to continue your homeownership journey. If you've been renting or sharing space with others, this new duplex unit and its three bedrooms and two and a half bathrooms is just what you need in order to settle in and make it your own. Look forward to coming home to new modern finishes, new appliances, and a rear deck with private backyard. A front attached single car garage and rear parking pad provide all the parking and storage you'll need and an undeveloped basement provides an opportunity for future growth and additional living space. Included with this half-duplex is rear deck and privacy wall, rear concrete parking pad, and front landscaping. Scheduled for completion and occupancy in late June, these photos are virtually generated and will be updated closer to completion. 13



UNITS AVAILABLE!!

Built in 2025

### Essential Information

MLS® #	A2224843
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4313 28th Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L3

### Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Front Drive, Garage Faces Front, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	16
Zoning	R-M

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.