

# \$439,900 - 3019 47 Street S, Lethbridge

MLS® #A2236916

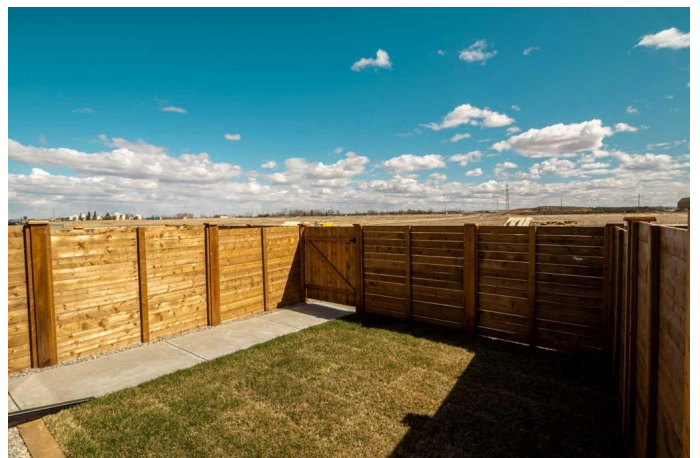
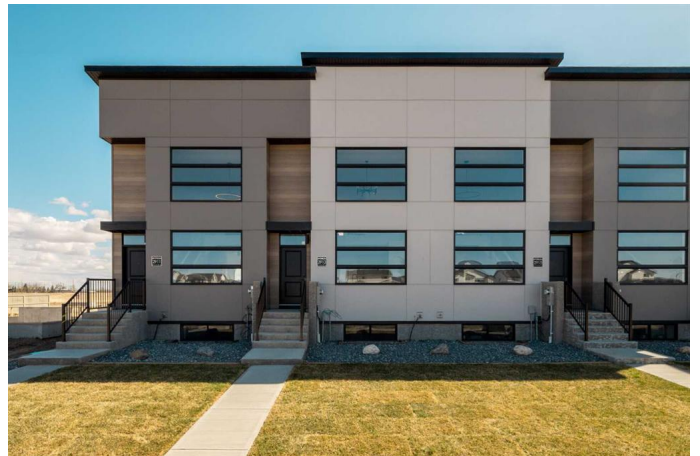
**\$439,900**

2 Bedroom, 3.00 Bathroom, 883 sqft

Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

Welcome to our exclusive collection of modern towns nestled in the heart of the vibrant Southbrook community! Soho South is conveniently located within walking distance to an array of Lethbridge amenities. From shopping center's to dining options, everything you need is a short walk away. Additionally, Soho is just one block from the new Dr. Robert Plaxton Elementary School and only a 5-minute drive to Lethbridge College. The project offers 2 and 3-bedroom options, each with ample space for relaxation and entertainment. The basement is fully developed with another living room, bedroom, and full bathroom. Experience an open concept layout on the main floor with expansive ceilings and seamlessly connected living and kitchen areas. Perfect for hosting gatherings or simply enjoying quality time with family. Forget the hassle of landscaping and fencing – our townhomes come fully equipped with front and back landscaping, as well as fenced yards, providing residents with a hassle-free living experience from day one. With no condo fees or restrictions your furry friends are welcome to join and enjoy private yard. With its premium location and numerous amenities, Soho South presents an excellent lifestyle for young professionals or individuals looking to right-size. FIRST TIME HOME BUYER! ASK ABOUT THE NEW GOVT. GST REBATE WHERE YOU COULD RECEIVE THOUSANDS BACK. Certain Restrictions apply. Photos are of the show suite and may



not depict actual colors and finishes

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236916      |
| Price          | \$439,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 883           |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3019 47 Street S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K8L5           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s)                                     |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Back Yard, Landscaped   |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 35             |
| Zoning         | RM             |

## Listing Details

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

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