# \$699,900 - 4626 31 Avenue S, Lethbridge

MLS® #A2244005

## \$699,900

3 Bedroom, 3.00 Bathroom, 2,013 sqft Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Rowan" By Avonlea Homes. This particular home backs onto the pond in Southbrook. Enjoy the view out of your living room and dining room. On those warm days Enjoy the wildlife with your favorite Coffee off your back deck. 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 close to park, school, play ground, and all the amenities the south side has to offer. New Home Warranty. Home is virtually staged. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply

Built in 2023

#### **Essential Information**

MLS® # A2244005 Price \$699,900

Bedrooms 3







Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,013 Acres 0.10

Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 4626 31 Avenue S

Subdivision Discovery

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1K8J8

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

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

Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood,

Refrigerator, Gas Range

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 29th, 2025

Days on Market 99
Zoning RCL

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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