

**3026 47 Street S
Lethbridge, Alberta**

MLS # A2250249



\$439,900

Division:	Discovery		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	637 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to The Brooklyn Towns in Southbrook. This is an end of the road unit, bigger yard, Double garage. These 3 Bedroom fully developed bi-level homes come with upgraded James Hardie siding accents, beautiful quartz countertops, Chrome Riobel plumbing fixtures, tile flooring in the bathrooms and stainless-steel Samsung appliances you'll love. You'll enjoy relaxing on your private deck with a built-in privacy screen, plus the yard is fully fenced and landscaped just for you. Just minutes from everyday amenities, local shops, Robert Plaxton Elementary School, Lethbridge College, and so much more. If you're a first-time buyer, you may be eligible for the new Government GST Rebate Program, which could offer major savings on your purchase. Certain restrictions apply, so be sure to ask for details. With modern design, thoughtful features, and a location that has it all, The Brooklyn Towns are the perfect place to call home. NHW. TAKE ADVANTAGE OF PRE-COMPLETION PRICING,