780-832-5880
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4517 31 Avenue S
Lethbridge, Alberta

MLS # A2272492

$569,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Level, No Neighbours Behind, Str		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the "Lanark II" by Stranville Living, located in the desirable Lethbridge community of Southbrook. This new home is situated merely a few dozen meters from Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and a basketball court. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This two storey home is well laid out and boasts a main floor rivaled by few homes of this size. It incudes a beautifully appointed kitchen with Adora Cabinets, fully tiled backsplash, and quartz countertops at the base cabinets and the huge peninsula. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. All in all, this is a clean and tight family home backing onto a new elementary school in one of the nicest neighborhoods in south Lethbridge. Tasteful finishes and quality workmanship make this an excellent investment for a buyer looking to start or continue the path to building equity through home ownership. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating ad cooling costs in check. Very cool house on a terrific street in south Lethbridge! Photos contain virtual staging. There's nothing like NEW!

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