

\$729,500 - 4622 31 Avenue S, Lethbridge

MLS® #A2175326

\$729,500

3 Bedroom, 3.00 Bathroom, 2,017 sqft

Single Family on 0.10 Acres

Discovery, Lethbridge, Alberta

WHAT A HOME! What a Location! Backing onto the Pond. ready to move into for Xmas.THE "Julian" by AVONLEA HOMES The home has a main floor office, huge walk-through mudroom/pantry, and 2 storey ceilings in the living room! Kitchen, Dining, living area are all wide open. Enjoy the large windows and the great view of the lake. For those working at home there is a great office located on the main floor. The bonus room is perfect for movie nights. The master suite has a big walk-in closet ,and 5 piece ensuite! Basement is undeveloped but set up for family room, bedroom and another full bathroom.Great location for that growing family close to school, park and Play Ground. Home is virtually staged. New Home warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply (id:6289)

Built in 2023

Essential Information

Listing #	A2175326
Price	\$729,500
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,017
Acres	0.10
Year Built	2023



Type	Single Family
Sub-Type	Freehold

Community Information

Address	4622 31 Avenue S
Subdivision	Discovery
City	Lethbridge
Province	Alberta
Postal Code	T1K8J8

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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