

3013 47 Street S
Lethbridge, Alberta

MLS # A2259966



\$439,900

Division:	Discovery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	883 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 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:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

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. Photos are of the show suite and may not depict actual colors and finishes. **NHW.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY**