



Anne French
Your REALTOR®
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4430 31 Avenue S
Lethbridge, Alberta

MLS # A2274801



\$739,800

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

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

Inclusions: Deck, Patio

Welcome to the "Aerin "model by Avonlea Homes. RARE OPPORTUNITY TO OWN A WALKOUT BASEMENT BACKING ONTO POND, TRIPLE CAR GARAGE. Upon entry, hang up your coats in the beautiful mud room conveniently situated near the garage entrance. Unload your groceries effortlessly with immediate access from the mud room to the walk through pantry. the main floor includes a convenient 2-piece bathroom, and a central staircase. The open concept adds to the entertaining- friendly layout with easy access to the back deck. Enjoy the gas fireplace on these cold winter nights. Large windows throughout allow for natural sunlight to fill the home. The upper level features a spacious bonus room, 3 bedrooms, Master retreat with walk-in closet and 5 piece ensuite with separate tub and shower and dual sinks separated by a sliding barn door. There is also a bright laundry room with laundry sink. The unfinished basement and is set up for a future family room, bedroom and another full bath. Enjoy the TRIPLE GARAGE for parking and extra storage. Located in Southbrook close to new school, playground and park. Also close to all the amenities the South side has to offer. NHW. Home is virtually staged.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY