

**4345 31 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2275385**



**\$479,900**

<b>Division:</b>	Discovery	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Front Drive, Garage Door Opener, Garage	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light	

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

**\*\*FIRST TIME HOME BUYERS NOW QUALIFY FOR A GST REBATE\*\*** Welcome to the Plockton half-duplex by Stranville Living Master Builder, located in the highly desirable Lethbridge community of Southbrook. This duplex unit is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and basketball court for today's active family to enjoy. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. At 1,424 square feet of developed space, this home is the perfect way to continue your homeownership journey. If you've been renting or sharing a space with others, this new duplex unit and its three bedrooms and two and half bedrooms is just what you need in order to settle in and make it your own. Look forward to coming home to new modern finishes, new appliances, and a rear deck with a private backyard. A front attached single car garage and rear parking pad provide all the parking and storage you'll need and an undeveloped basement provides an opportunity for future growth and additional living space. Included is a rear deck and privacy wall, rear concrete parking pad, and front low-maintenance landscaping. These units are selling quickly and limited supply is available. Photos may contain virtual staging and may be of an alternate unit with the same finish package. There's nothing like NEW!