Anne French
Your REALTOR®
Love where you live.

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4517 31 Avenue S
Lethbridge, Alberta

MLS # A2297009



$599,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,575 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Located in the community of Southbrook, this brand new Lannark floor plan by Stranville Living backs directly onto Robert Plaxton Elementary School. A lot position like this is hard to come by, offering green space, open views, and the convenience of having a school just steps from your back door. The main level is anchored by a large U-shaped kitchen that provides plenty of counter space and bar seating, making it a natural gathering spot for the household. Quartz countertops pair with quality appliances including a panelled Fisher & Paykel fridge, built-in oven and microwave, an efficient induction cooktop, and a panelled dishwasher that blends into the cabinetry for a clean, cohesive look throughout. A generous walk-in pantry keeps the kitchen clutter free and adds the kind of everyday storage that makes a real difference. The dining area flows naturally from the kitchen and offers access to your future deck, connecting indoor and outdoor living with ease. The living room rounds out the main level with a large window that draws in natural light and creates a warm, inviting space to relax. The second level is thoughtfully laid out with everything the family needs in one place. The primary bedroom is spacious and private, featuring a walk-in closet and an ensuite with a tiled walk-in shower. Two additional bedrooms share a four-piece bathroom, and a conveniently located laundry room means you never have to haul baskets between floors. At the end of the hall, a generous bonus room offers flexible space perfect for movie nights, a playroom for the kids, or even a home yoga studio. With GST included in the purchase price and a 10-year new home warranty for added peace of mind, the Lannark in Southbrook delivers a well-thought-out layout, quality finishes throughout, and one of the most desirable lot positions in the community. Photos are virtually

staged. ** Now including front and back landscaping with underground sprinklers, fully fenced hard and deck!

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