



Anne French
Your REALTOR®
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4310 28 Avenue S
Lethbridge, Alberta

MLS # A2313281



\$586,000

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: N/A

Welcome to this beautiful 3-bedroom Avonlea & Kohen model, offering a bright open-concept layout, modern kitchen with quartz countertops, stainless steel appliances, walk-through pantry, and a spacious bonus room that could be converted into a 4th bedroom. Why buy new when this one already includes the extras? -No GST -Central A/C included -New landscaping completed -Deck already built -Fully fenced backyard -Washer & dryer included -Balance of the 10-Year New Home Warranty Located close to schools, parks, and playgrounds in desirable Southbrook. A move-in ready home with great added value!