



Anne French  
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Love where you live.

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4310 28 Avenue S  
Lethbridge, Alberta

MLS # A2313281



**\$578,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!