Anne French
Your REALTOR®
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4529 31 Avenue S
Lethbridge, Alberta

MLS # A2320034



$641,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, gas cooktop, build in Microwave, build in oven, dishwasher, hood fan, washer, dryer, tvmount, blinds and curtains.

Welcome to Southbrook, one of Lethbridge's most desirable and growing south-side communities. This beautifully maintained 3-bedroom, 3-bathroom home offers modern comfort, thoughtful design, and room to grow. Only three years old and still covered under the remaining new home warranty, this move-in-ready property is already fenced and landscaped, saving you time and expense. Inside, you'll find a bright, open layout with large windows, a spacious family room, quartz countertops, a gas stove, walk-in pantry, and a stunning primary ensuite featuring dual vanities, a standalone tub, and separate shower. Backing onto a school and located just minutes from parks, ponds, shopping, and other amenities, this home offers an exceptional lifestyle for families. The unfinished basement provides a fantastic opportunity to add living space and build equity while customizing it to your needs. A rare opportunity to own a newer home in one of South Lethbridge's most sought-after neighborhoods.

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