

**4529 31 Avenue S  
Lethbridge, Alberta**

**MLS # A2320034**



**\$659,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | NONE                   |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,001 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 Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <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                   | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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.