

# \$699,900 - 4626 31 Avenue S, Lethbridge

MLS® #A2244005

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,013 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Rowan" By Avonlea Homes. This particular home backs onto the pond in Southbrook. Enjoy the view out of your living room and dining room. On those warm days Enjoy the wildlife with your favorite Coffee off your back deck. Very functional floor plan with large mudroom and walk through pantry off the over-sized garage. Tall ceilings and lots of glass throughout the main floor for that extra natural light. Open staircase leads you to a large primary bedroom You will enjoy the 5 piece ensuite with dual sinks, and separate tub and shower. Lots of room for those clothes in the walk in closet as well. The bonus room separates the primary bedroom from the 2 kids bedrooms, great for privacy. There is also the convenience of an actual Laundry room upstairs. Basement is undeveloped but could have another bedroom, bathroom and family room. Excellent location close to park, school, play ground, and all the amenities the south side has to offer. New Home Warranty. Home is virtually staged. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply

Built in 2023

## Essential Information

MLS® # A2244005

Price \$699,900

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,013       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4626 31 Avenue S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K8J8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                                          |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Full, Unfinished                                                                    |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | None      |
| Lot Description   | Back Yard |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 53              |
| Zoning         | RCL             |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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