

# \$739,000 - 4506 31 Avenue S, Lethbridge

---

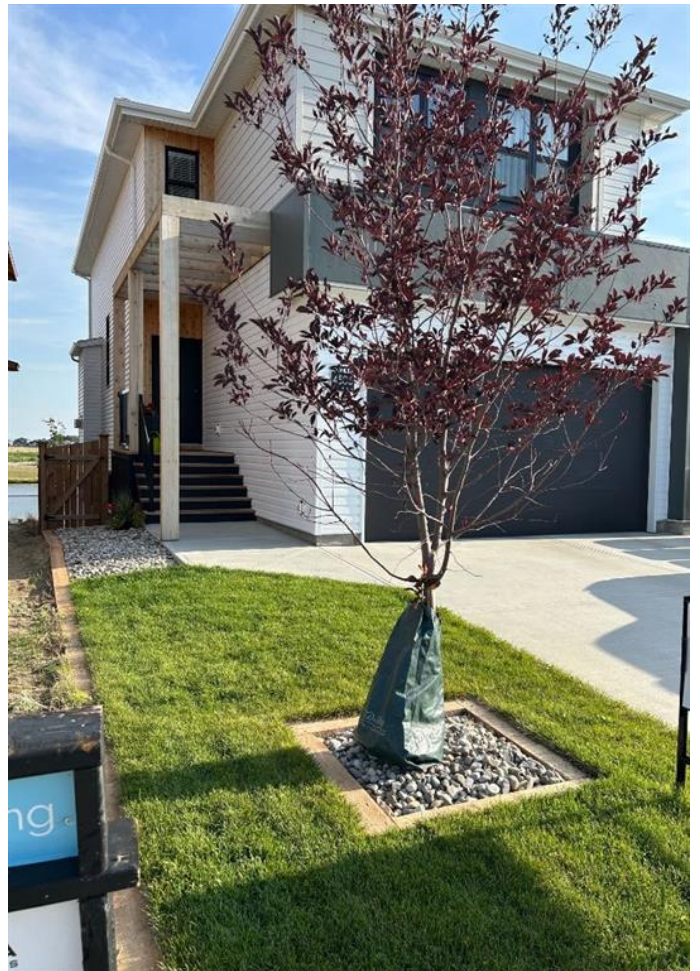
MLS® #A2252658

**\$739,000**

4 Bedroom, 4.00 Bathroom, 2,007 sqft  
Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

If you love the idea of a brand new house be sure to check out this immaculate Rowan Two-story floorplan . This home has had an additional \$100,000.00 spent since it was purchased with the complete development of the walk out basement, all the landscaping that was done above and beyond the very basic landscaping, professionally built, pressure treated fence . Updates with appliances, extra built in cabinetry in the walk through pantry, gemstone lights to make the house pretty at night time, are just a few of the enhancements that were completed. The replacement house is listed for \$700,000 in this same neighborhood with none of the above included so this is truly an opportunity buy for a turn key house that has been gently lived in at a reduced price. You would be picking up equity without paying for it!! This home features 3 bedrooms upstairs with a bonus room, fully developed walk out basement with family room , 4th bedroom and a total of 4 bathrooms. The windows are amazing with beautiful views of the outdoors, almost feels like you are on an acreage. The upper deck is perfect from the kitchen to the barbecue and the lower deck is a bit more intimate for relaxing in the lush green yard!! The Discovery is an up and coming neighborhood, popular for its easy proximity to access major roadways shopping, and Dr. Robert Paxton Elementary School is very popular with parents. The neighborhood is filling in quickly so why not check out this



excellent walk out two story, that is bright, clean, still has some warranty and ready for the next family to make memories in.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252658    |
| Price          | \$739,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,007       |
| Acres          | 0.10        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4506 31 Avenue S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 8J8          |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Concrete Driveway, Double Car Opener, Garage Faces Front |
| # of Garages   | 2                                                        |

**Interior**

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|                 |                                                                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                                                                                   |
| Cooling         | Central Air                                                                                                                                             |
| Fireplace       | Yes                                                                                                                                                     |
| # of Fireplaces | 1                                                                                                                                                       |
| Fireplaces      | Gas, Glass Doors, Living Room, Mantle                                                                                                                   |
| Has Basement    | Yes                                                                                                                                                     |
| Basement        | Finished, Full, Walk-Out                                                                                                                                |

## Exterior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting                                                                                                                                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Lake, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground Sprinklers, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                                                                                                             |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame                                                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                                                                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 17                  |
| Zoning         | R-CL                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.