

# \$729,500 - 4622 31 Avenue S, Lethbridge

MLS® #A2175326

**\$729,500**

3 Bedroom, 3.00 Bathroom, 2,017 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

WHAT A HOME! What a Location! Backing onto the Pond. ready to move into for Xmas. THE "Julian" by AVONLEA HOMES The home has a main floor office, huge walk-through mudroom/pantry, and 2 storey ceilings in the living room! Kitchen, Dining, living area are all wide open. Enjoy the large windows and the great view of the lake. For those working at home there is a great office located on the main floor. The bonus room is perfect for movie nights. The master suite has a big walk-in closet ,and 5 piece ensuite! Basement is undeveloped but set up for family room, bedroom and another full bathroom. Great location for that growing family close to school, park and Play Ground. Home is virtually staged. New Home warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply

Built in 2023

## Essential Information

MLS® #	A2175326
Price	\$729,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,017
Acres	0.10



Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4622 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	Dishwasher, Refrigerator, Central Air Conditioner, Built-In Oven, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
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	October 28th, 2024
Days on Market	269
Zoning	RCL

## **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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