# \$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 Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop,

Microwave, Refrigerator, Range Hood

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 28th, 2024

Days on Market 358
Zoning RCL

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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