

# \$400,000 - 2824 47 Street S, Lethbridge

MLS® #A2233132

**\$400,000**

3 Bedroom, 4.00 Bathroom, 1,101 sqft

Residential on 0.05 Acres

Discovery, Lethbridge, Alberta

Welcome to 2824 47 St S. This is a beautifully maintained and move-in ready townhouse nestled in a sought-after South Lethbridge neighbourhood. Offering a thoughtful layout across three fully developed levels, this two-story home perfectly blends modern design with everyday functionality. Step inside to discover a bright and inviting open-concept main floor, where natural light flows effortlessly through the spacious living and dining areas—perfect for relaxing evenings or entertaining guests. The well-equipped kitchen features sleek appliances, ample cabinetry, and a layout that makes cooking both easy and enjoyable. Upstairs you will find 3 bedrooms, and 2 full bathrooms, making this home perfect for families or as an investment property. Enjoy summer days and evenings on the back deck, perfect for BBQs, outdoor dining, or simply unwinding. The property also includes a detached single garage offering secure parking and additional storage. Whether you're a first-time homebuyer, a young family, or someone seeking low-maintenance living with style and comfort, this townhouse is for you!

Built in 2018

## Essential Information

MLS® #                   A2233132

Price                     \$400,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,101
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2824 47 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8J7

### **Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	5
Zoning	R-37

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.