

# \$389,900 - 3024 47 Street S, Lethbridge

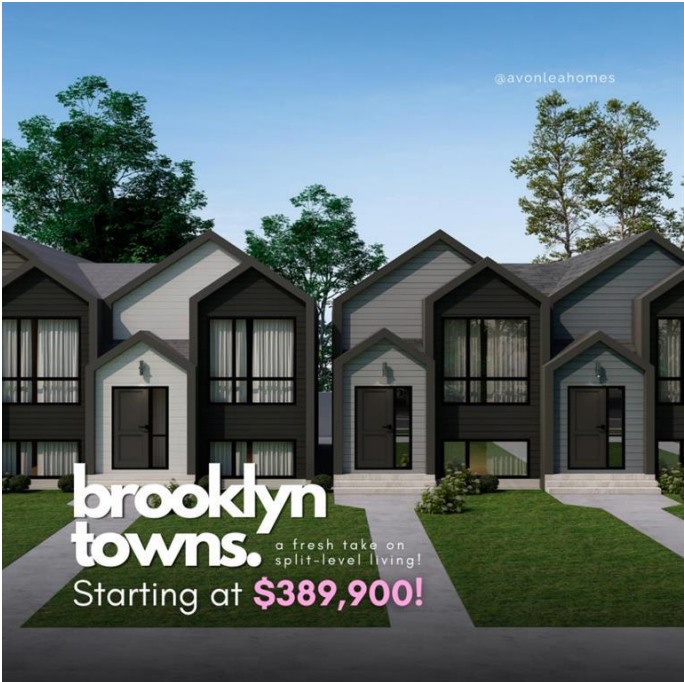
MLS® #A2250247

**\$389,900**

3 Bedroom, 2.00 Bathroom, 637 sqft  
Residential on 0.05 Acres

Discovery, Lethbridge, Alberta

Welcome to The Brooklyn Towns in Southbrook. These 3 Bedroom fully developed bi-level homes come with upgraded James Hardie siding accents, beautiful quartz countertops, Chrome Riobel plumbing fixtures, tile flooring in the bathrooms and stainless-steel Samsung appliances youâ€™™ll love. Youâ€™™ll enjoy relaxing on your private deck with a built-in privacy screen, plus the yard is fully fenced and landscaped just for you. Thereâ€™™s even a double parking pad out back for added convenience. Just minutes from everyday amenities, local shops, Robert Plaxton Elementary School, Lethbridge College, and so much more. If you're a first-time buyer, you may be eligible for the new Government GST Rebate Program, which could offer major savings on your purchase. Certain restrictions apply, so be sure to ask for details. With modern design, thoughtful features, and a location that has it all, The Brooklyn Towns are the perfect place to call home. NHW. TAKE ADVANTAGE OF PRE-COMPLETION PRICING



## Lighting Package

THE BROOKLYN TOWNS



**BATHROOMS**  
Z-LITE  
7502-3V-MB  
24" WIDE



**BEDROOMS**  
DVP-39738MB-3K  
12" WIDE

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2250247  |
| Price     | \$389,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 637           |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3024 47 Street S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K8L5           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Landscaped              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 24                |

ZoningRM

Listing Details

Listing OfficeRE/MAX REAL ESTATE - LETI

Package One

THE BROOKLYN TOWNS



FLOOR & SHOWER TILE



CARPET



BACKSPLASH



QUARTZ



CABINETRY



LAMINATE

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