# \$469,900 - 4317 28 Avenue S, Lethbridge

MLS® #A2257825

# \$469,900

3 Bedroom, 3.00 Bathroom, 1,421 sqft Residential on 0.07 Acres

Discovery, Lethbridge, Alberta

\*\*FIRST TIME HOME BUYERS NOW QUALIFY FOR A GST REBATE\*\* Welcome to the Plockton half-duplex by Stranville Living Master Builder, located in the highly desirable Lethbridge community of Southbrook. This duplex unit is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and basketball court for today's active family to enjoy. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. At 1,421 square feet of developed space, this home is the perfect way to continue your homeownership journey. If you've been renting or sharing a space with others, this new duplex unit and it's three bedrooms and two and half bedrooms is just what you need in order to settle in and make it your own. Look forward to coming home to new modern finishes, new appliances, and a rear deck with a private backyard. A front attached single car garage and rear parking pad provide all the parking and storage you'll need and an undeveloped basement provides an opportunity for future growth and additional living space. Included is a rear deck and privacy wall, rear concrete parking pad, and front low-maintenance landscaping. These units are selling quickly and limited supply is available. Photos may contain virtual staging and are of a typical Plockton layout and finish





#### Built in 2025

### **Essential Information**

MLS® # A2257825 Price \$469,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,421 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 4317 28 Avenue S

Subdivision Discovery
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 8L3

#### **Amenities**

Parking Spaces 3

Parking Pad, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Pantry, Quartz

Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows

Appliances Built-In Refrigerator, Dishwasher, Electric Oven, Electric Range, Garage

Control(s), Microwave Hood Fan, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features BBQ gas line, Other

Lot Description Back Lane, Back Yard, Front

Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

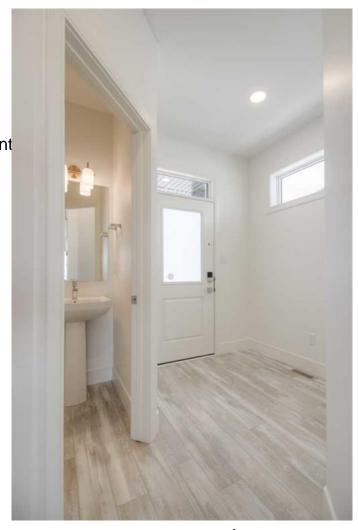
Date Listed September 17th, 2025

Days on Market 43

Zoning R-M

# **Listing Details**

Listing Office REAL BROKER



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