

\$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 its three bedrooms and two and a half bathrooms 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



package. There's nothing like NEW!

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	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
----------------	-------------



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