\$659,900 - 4417 31 Avenue S, Lethbridge

MLS® #A2217626

\$659,900

3 Bedroom, 3.00 Bathroom, 2,013 sqft Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Welcome to the "Rowan" By Avonlea Homes. This particular home backs onto the school ground in Southbrook. Enjoy the view out of your living room and dining room. Very functional floor plan with large mudroom and walk through pantry off the over-sized garage. Tall ceilings and lots of glass throughout the main floor for that extra natural light. Open staircase leads you to a large primary bedroom You will enjoy the 5 piece ensuite with dual sinks, and separate tub and shower. Lots of room for those clothes in the walk in closet as well. The bonus room separates the primary bedroom from the 2 kids bedrooms, great for privacy. There is also the convenience of an actual Laundry room upstairs. Basement is undeveloped but could have another bedroom, bathroom and family room. Excellent location backing onto park, school and play ground. Also easy driving distance to all the amenities the south side has to offer. New Home Warranty. Home is virtually staged.

Built in 2025

Full Baths

Essential Information

MLS® # A2217626 Price \$659,900

2

Bedrooms 3
Bathrooms 3.00







Half Baths 1

Square Footage 2,013 Acres 0.09 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 4417 31 Avenue S

Subdivision Discovery
City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1K8L1

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Full

Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025

Days on Market 36

Zoning RCL

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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