

# \$389,900 - 2932 47 Street S, Lethbridge

MLS® #A2228994

**\$389,900**

3 Bedroom, 2.00 Bathroom, 637 sqft

Residential on 0.05 Acres

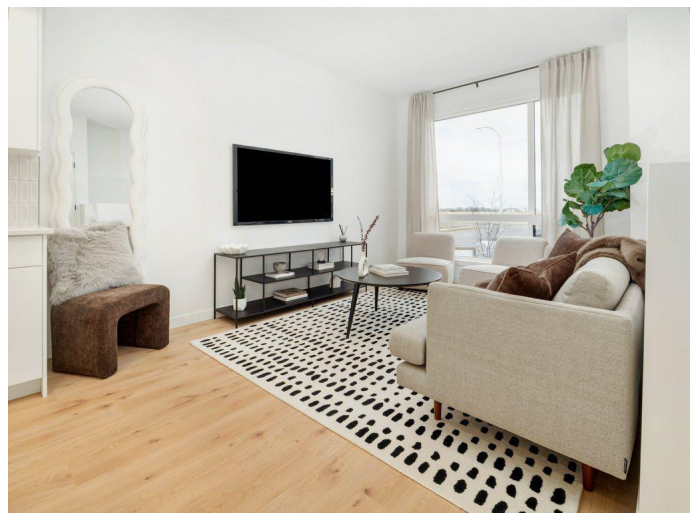
Discovery, Lethbridge, Alberta

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 you'll love. You'll enjoy relaxing on your private deck with a built-in privacy screen, plus the yard is fully fenced and landscaped just for you. There'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,

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2228994  |
| 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          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2932 47 Street S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K8L4           |

### **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          | Full                                                         |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 150             |

Zoning

RM

## Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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