

# \$399,900 - 2906 47 Street S, Lethbridge

MLS® #A2228991

**\$399,900**

3 Bedroom, 2.00 Bathroom, 637 sqft

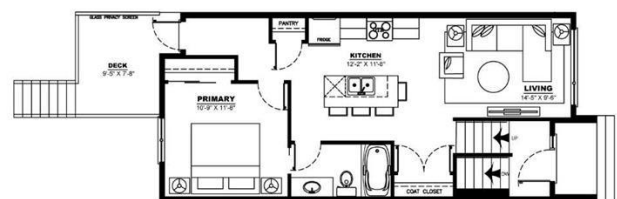
Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

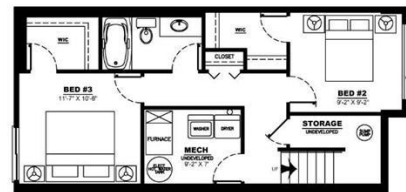
Welcome to The Brooklyn Towns in Southbrook. These 3 Bedroom fully developed bi-level homes come with upgraded James Hardie siding accents, beautiful quartz countertops, Chrome Riobel plumbing fixtures, tile flooring in the bathrooms and stainless-steel Samsung appliances you'll love. You'll enjoy relaxing 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. This is an end unit so take advantage of the bigger yard. 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**



MAIN FLOOR PLAN = 688 SQ FT



LOWER FLOOR PLAN = 491 SQ FT

Built in 2025

## Essential Information

MLS® # A2228991

Price \$399,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 637           |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2906 47 Street S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K8L4           |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Electric Range, 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

June 17th, 2025

Days on Market

62

Zoning

RM

**Listing Details**

Listing Office

RE/MAX REAL ESTATE - LET

Package Two

THE BROOKLYN TOWNS



FLOOR & SHOWER TILE



CARPET



BACKSPLASH



QUARTZ



CABINETY



LAMINATE

AVONLEA

H O M E S

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