

# \$879,900 - 4606 31 Avenue S, Lethbridge

MLS® #A2244498

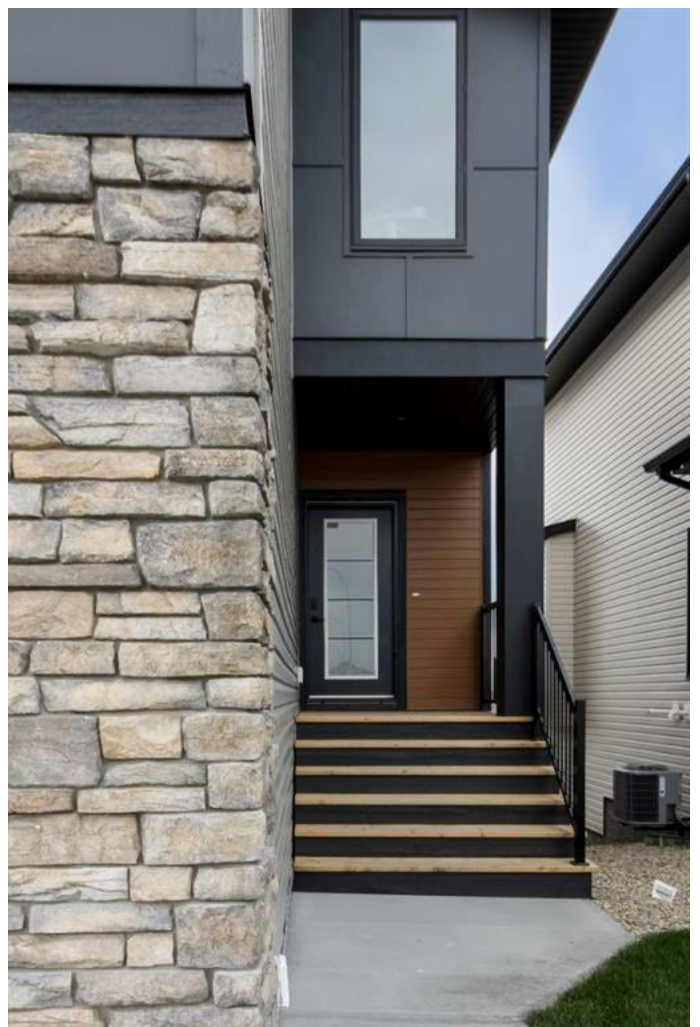
**\$879,900**

5 Bedroom, 4.00 Bathroom, 1,990 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

**SHOW HOME FOR SALE!** This award-winning show home in Southbrook, built by Stranville Living Master Builder, is finally ready to be sold and occupied by a lucky new homeowner. This Perth II model with walk-out basement has been recognized locally, provincially, and nationally for its overall design, the executive kitchen, and the primary ensuite, making it one of the most popular builds every produced by Stranville Living. The pictures speak for themselves, but this home must be seen to be fully appreciated. The main floor is blessed with a gorgeous kitchen, accented by two-tone cabinetry, veined waterfall quartz island, and seamlessly integrated panel-ready appliances. Adjacent to the main kitchen is a private spice kitchen that includes a gas range and electric oven, hood fan, sink, and dishwasher. The striking main floor fireplace is a show-stopper that centers the family room and towers up the 18' ceilings in the open-to-below area with massive south-facing windows overlooking the pond at Discovery Park. Stairs with glass railing lead you to the upper level where you'll find the 170+ square foot primary bedroom that also enjoys views to the south. There are not many ensuite bathrooms that can rival this beauty, with features that include a custom shower with integrated tiled floor and walls, floating vanity in quarter-sawn oak with double sinks and floor lighting, deep soaker tub with floor-mounted fixtures, and a private water closet. Through the ensuite, you'll find the



laundry room with a stacking washer/dryer set with sink and cabinet. Two more ample bedrooms, full bathroom, and generous media room wrap-up the upper level. The fully developed walkout basement adds two more bedrooms, full bathroom, and family room with a sliding patio door to the rear yard. If you're looking for 5-bedroom, fully developed, fully landscaped southside home with upgrades for days, you've come to the right house. See you soon!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244498    |
| Price          | \$879,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,990       |
| Acres          | 0.10        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4606 31 Avenue S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 8J8          |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceilings, Kitchen Island, Pa Soaking Tub, Sump Pump(s)

Appliances Built-In Refrigerator, Central Control(s), Induction Cook Oven-Built-In, Range Hood, Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features BBQ gas line, Rain Gutters

Lot Description Back Yard, Backs on to Park Landscaped, No Neighbours Behind, Sloped Down, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 30th, 2025

Days on Market 5

Zoning R-CL

## Listing Details

Listing Office REAL BROKER

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