

# \$434,900 - 3007 47 Street S, Lethbridge

MLS® #A2245950

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.05 Acres

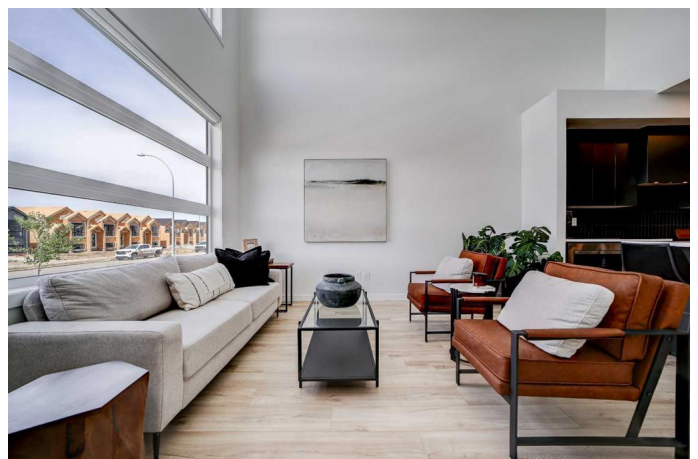
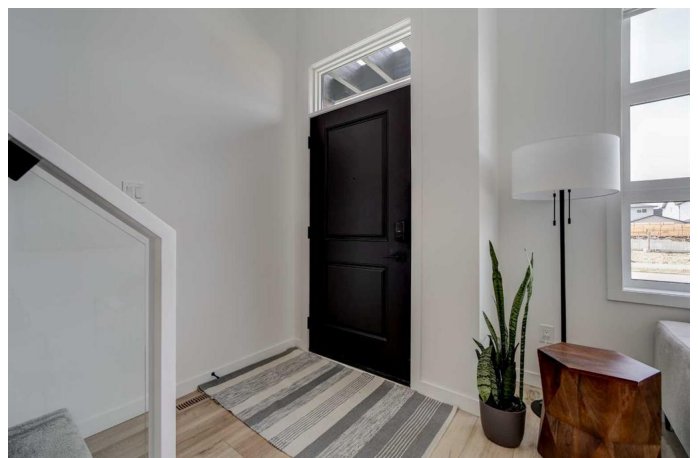
Southgate, Lethbridge, Alberta

Here is an incredible opportunity to buy a brand new fully furnished completely finished and gorgeous three bedroom three bathroom townhome with no condo fees. This brilliant open design post three separate bathrooms, and three separate bedrooms all on separate floors, giving everybody the ultimate and privacy and comfort. The dream kitchen has everything you need including granite counters, center island and cabinets for everything! The townhome is completely finished and features the extra add-ons like a washer and dryer plumbed in for air-conditioning and a complete blind package on all the windows, including solar powered remote controlled blinds that never need the batteries replaced. This home is in exceptional condition and can be purchased with all the Furniture included, making it a brilliant Airbnb or easy to move into property. Full new home warrantee included gives you peace of mind for years to come. Easy to show, come take a look today at the new and exciting Soho in Southbrook.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245950  |
| Price     | \$434,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,050         |
| Acres          | 0.05          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3007 47 Street S |
| Subdivision | Southgate        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 8L4          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings                                                               |
| Appliances        | Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Microwave, Washer/Dryer Stacked |
| Heating           | Central, Natural Gas                                                                          |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line                         |
| Lot Description   | Back Yard                            |
| Roof              | Asphalt Shingle                      |
| Construction      | Cement Fiber Board, Composite Siding |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | R-M              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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