

# \$649,900 - 4437 31st Avenue S, Lethbridge

MLS® #A2177685

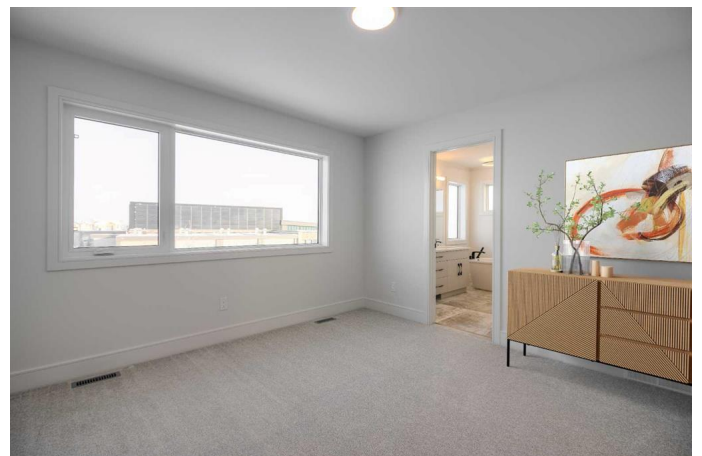
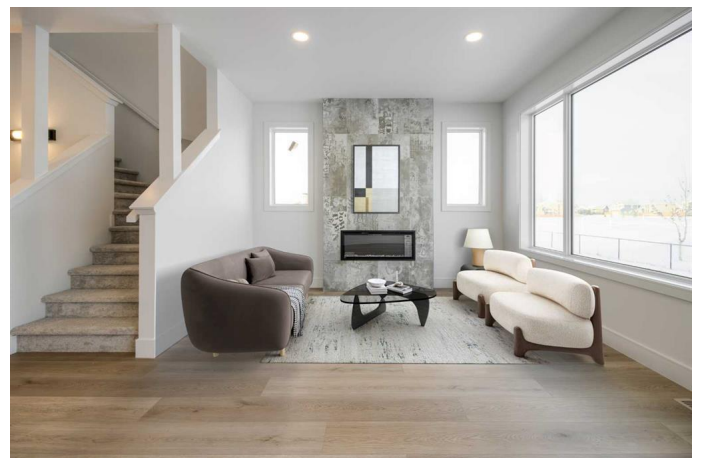
**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,174 sqft  
Residential on 0.10 Acres

N/A, Lethbridge, Alberta

Welcome to the "Kinley" model by Stranville Living Master Builder, located in the highly desirable south Lethbridge community of Southbrook. This home backs directly onto the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is merely minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. Heading to the USA?

The 24-hour border crossing at Coutts, AB is a short 57 minute drive on HWY #4. At 2,174 square feet of developed area, this home has a terrific amount of space for any size family and has an undeveloped basement that adds bedrooms #4 and #5 with a second family/living room, and a 3-piece bathroom upon completion. The main floor includes a beautifully appointed kitchen with Adora Cabinets extended to the ceiling, fully tiled backsplash, and quartz countertops. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. A 10' extended eating bar on the kitchen peninsula can seat 4-5 people and is lit up by a couple very cool circular LED light pendants. The main floor also includes a flex room that can be used as a home office, yoga studio, or reading nook. A triple wide sliding patio door



and large windows light up the dining room and living room, which also includes a sleek electric fireplace, built into floor to ceiling tile. Other main floor features include lockers at the mudroom, a built-in desk, and a 2-piece powder room. The second level includes three bedrooms, media room, and a large laundry room. The primary bedroom has a corner ensuite bathroom with freestanding soaker tub, dual vanities, and a tiled shower. The primary bedroom walk-in closet itself is nearly 100 square feet! This property is also fully fenced and includes a 12'x 12' rear deck with stairs to grade and a natural gas line for a BBQ. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.

Built in 2024

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2177685    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,174       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4437 31st Avenue S |
| Subdivision | N/A                |

|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1K 8L1    |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Data, Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Induction Cooktop  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Tile, Zero Clearance  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line                                      |
| Lot Description   | No Neighbours Behind, Front Yard, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame, Vinyl Siding                          |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2024 |
| Days on Market | 145                 |
| Zoning         | R-CL                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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