

# \$739,000 - 4506 31 Avenue S, Lethbridge

---

MLS® #A2252658

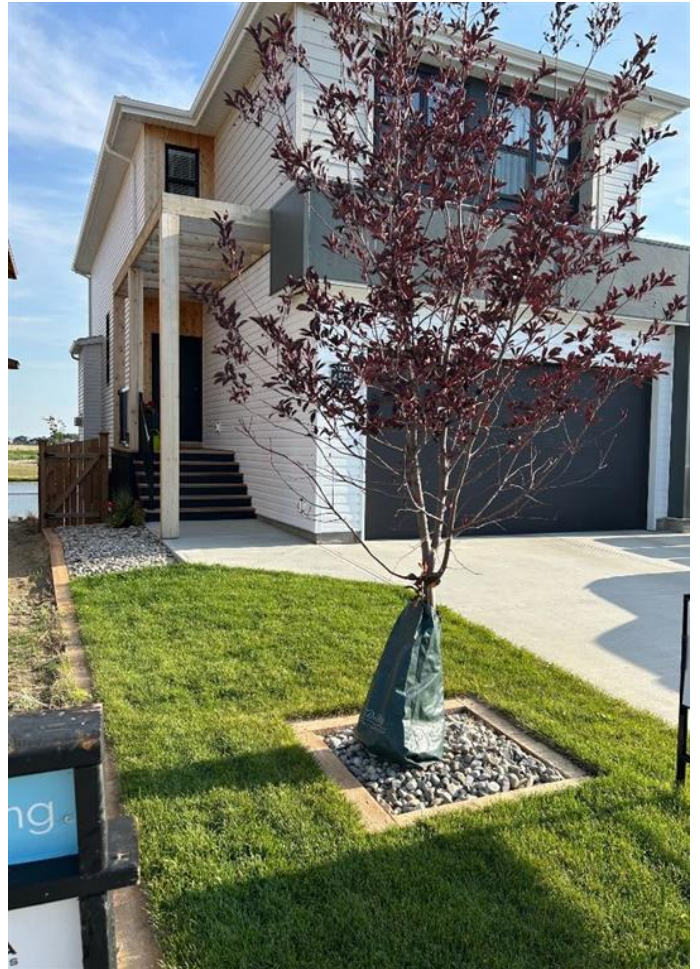
## \$739,000

4 Bedroom, 4.00 Bathroom, 2,007 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

If you love the idea of a brand new house be sure to check out this immaculate Rowan Two-story floorplan . This home has had an additional \$100,000.00 spent since it was purchased with the complete development of the walk out basement, all the landscaping that was done above and beyond the very basic landscaping, professionally built, pressure treated fence . Updates with appliances, extra built in cabinetry in the walk through pantry, gemstone lights to make the house pretty at night time, are just a few of the enhancements that were completed. The replacement house is listed for \$700,000 in this same neighborhood with none of the above included so this is truly an opportunity buy for a turn key house that has been gently lived in at a reduced price. You would be picking up equity without paying for it!! This home features 3 bedrooms upstairs with a bonus room, fully developed walk out basement with family room , 4th bedroom and a total of 4 bathrooms. The windows are amazing with beautiful views of the outdoors, almost feels like you are on an acreage. The upper deck is perfect from the kitchen to the barbecue and the lower deck is a bit more intimate for relaxing in the lush green yard!! The Discovery is an up and coming neighborhood, popular for its easy proximity to access major roadways shopping, and Dr. Robert Paxton Elementary School is very popular with parents. The neighborhood is filling in quickly so why not check out this



excellent walk out two story, that is bright, clean, still has some warranty and ready for the next family to make memories in.

Built in 2022

**Essential Information**

MLS® #	A2252658
Price	\$739,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4506 31 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J8

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Car Opener, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Sump Pump(s)
-------------------	--



Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Lake, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 2nd, 2025
Days on Market	4
Zoning	R-CL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.