# \$400,000 - 2824 47 Street S, Lethbridge

MLS® #A2233132

## \$400,000

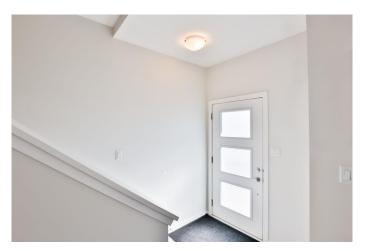
3 Bedroom, 4.00 Bathroom, 1,101 sqft Residential on 0.05 Acres

Discovery, Lethbridge, Alberta

Welcome to 2824 47 St S. This is a beautifully maintained and move-in ready townhouse nestled in a sought-after South Lethbridge neighbourhood. Offering a thoughtful layout across three fully developed levels, this two-story home perfectly blends modern design with everyday functionality. Step inside to discover a bright and inviting open-concept main floor, where natural light flows effortlessly through the spacious living and dining areasâ€"perfect for relaxing evenings or entertaining guests. The well-equipped kitchen features sleek appliances, ample cabinetry, and a layout that makes cooking both easy and enjoyable. Upstairs you will find 3 bedrooms, and 2 full bathrooms, making this home perfect for families or as an investment property. Enjoy summer days and evenings on the back deck, perfect for BBQs, outdoor dining, or simply unwinding. The property also includes a detached single garage offering secure parking and additional storage. Whether you're a first-time homebuyer, a young family, or someone seeking low-maintenance living with style and comfort, this townhouse is for you!







Built in 2018

#### **Essential Information**

MLS® # A2233132 Price \$400,000 Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,101

Acres 0.05

Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 2824 47 Street S

Subdivision Discovery

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1K8J7

#### **Amenities**

Parking Spaces 2

Parking Off Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 3

Zoning R-37

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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