# \$429,900 - 3013 47 Street S, Lethbridge

MLS® #A2259966

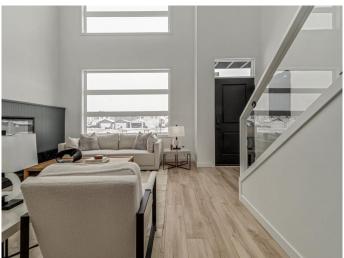
### \$429,900

2 Bedroom, 3.00 Bathroom, 883 sqft Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

Welcome to our exclusive collection of modern towns nestled in the heart of the vibrant Southbrook community! Soho South is conveniently located within walking distance to an array of Lethbridge amenities. From shopping center's to dining options, everything you need is a short walk away. Additionally, Soho is just one block from the new Dr. Robert Plaxton Elementary School and only a 5-minute drive to Lethbridge College. The project offers 2 and 3-bedroom options, each with ample space for relaxation and entertainment. The basement is fully developed with another living room, bedroom, and full bathroom. Experience an open concept layout on the main floor with expansive ceilings and seamlessly connected living and kitchen areas. Perfect for hosting gatherings or simply enjoying quality time with family. Forget the hassle of landscaping and fencing â€" our townhomes come fully equipped with front and back landscaping, as well as fenced yards, providing residents with a hassle-free living experience from day one. With no condo fees or restrictions your furry friends are welcome to join and enjoy private yard. With its premium location and numerous amenities, Soho South presents an excellent lifestyle for young professionals or individuals looking to right-size. FIRST TIME HOME BUYER! ASK ABOUT THE NEW GOVT. GST REBATE WHERE YOU COULD RECEIVE THOUSANDS BACK. Certain Restrictions apply. Photos are of the show suite and may







#### Built in 2025

#### **Essential Information**

MLS® # A2259966 Price \$429,900

Bedrooms 2 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 883
Acres 0.06
Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 3013 47 Street S

Subdivision Discovery
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1k8L5

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In

Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s)

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 34

Zoning RM

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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