



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

3024 47 Street S  
Lethbridge, Alberta

MLS # A2250247



**\$389,900**

|           |                       |        |                  |
|-----------|-----------------------|--------|------------------|
| Division: | Discovery             |        |                  |
| Type:     | Residential/Triplex   |        |                  |
| Style:    | 2 Storey              |        |                  |
| Size:     | 637 sq.ft.            | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                     | Baths: | 2                |
| Garage:   | Parking Pad           |        |                  |
| Lot Size: | 0.05 Acre             |        |                  |
| Lot Feat: | Back Lane, Landscaped |        |                  |

|             |                                           |            |    |
|-------------|-------------------------------------------|------------|----|
| Heating:    | Forced Air                                | Water:     | -  |
| Floors:     | Carpet, Laminate, Tile                    | Sewer:     | -  |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -  |
| Basement:   | Finished, Full                            | LLD:       | -  |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame        | Zoning:    | RM |
| Foundation: | Poured Concrete                           | Utilities: | -  |
| Features:   | Kitchen Island, Pantry, Walk-In Closet(s) |            |    |

Inclusions: None

Welcome to The Brooklyn Towns in Southbrook. These 3 Bedroom fully developed bi-level homes come with upgraded James Hardie siding accents, beautiful quartz countertops, Chrome Riobel plumbing fixtures, tile flooring in the bathrooms and stainless-steel Samsung appliances you'll love. You'll enjoy relaxing on your private deck with a built-in privacy screen, plus the yard is fully fenced and landscaped just for you. There's even a double parking pad out back for added convenience. Just minutes from everyday amenities, local shops, Robert Plaxton Elementary School, Lethbridge College, and so much more. If you're a first-time buyer, you may be eligible for the new Government GST Rebate Program, which could offer major savings on your purchase. Certain restrictions apply, so be sure to ask for details. With modern design, thoughtful features, and a location that has it all, The Brooklyn Towns are the perfect place to call home. NHW. TAKE ADVANTAGE OF PRE-COMPLETION PRICING,