



GRASSROOTS
REALTY GROUP

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**4606 31 Avenue S
Lethbridge, Alberta**

MLS # A2279955



\$859,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This brand new Stranville Living Master Builder showhome showcases the highly sought-after Perth 2 floor plan and is perfectly positioned in Southbrook with tranquil pond views and quick access to some of Lethbridge's best amenities. Fully developed with a walkout basement, this home was designed to impress from the moment you step inside, blending bold architectural choices with everyday functionality in a way only a true showhome can. The main floor is anchored by a stunning open-to-above living room, where oversized windows frame the pond behind the home and flood the space with natural light. The fireplace is a true design feature here, set against dramatic vertical detailing and sleek modern finishes that instantly draw your eye upward and emphasize the home's scale. The kitchen is equally striking, featuring a waterfall matte black island that grounds the space, paired with contrasting cabinetry, statement lighting, and a butler's pantry complete with a gas range—ideal for both entertaining and keeping the main kitchen pristine. Step out back onto the full-length deck and enjoy uninterrupted pond views, making this space as functional as it is scenic. Upstairs, the second level offers three spacious bedrooms and a large bonus room that works perfectly as a family lounge, media space, or kids' retreat. The primary bedroom is a standout, with expansive pond views that feel calm and private, and an ensuite that rivals a luxury hotel. Here you'll find a floating vanity with undermount lighting, a skylight that fills the room with natural light, a standalone soaker tub, and a beautifully finished curbless shower. The walk-in closet is thoughtfully designed to connect directly through to the main floor laundry room, adding a level of convenience that's both smart and intentional. The fully developed walkout

basement continues the home’s versatility, offering two additional bedrooms, a four-piece bathroom, and direct access to the backyard and pond beyond. Whether you’re looking for space for family, guests, or simply want a home that showcases premium design from top to bottom, this Southbrook showhome delivers on every level with views, layout, and finishes that truly set it apart.