



GRASSROOTS
REALTY GROUP

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

4310 28 Avenue S
Lethbridge, Alberta

MLS # A2283026



\$599,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer & dryer, window coverings, garage door opener and controls (2), central air conditioner.

"Better Than New" 3-bedroom Avonlea model The Kohen, featuring a spacious bonus room that could easily be converted into a fourth bedroom. This well-designed home welcomes you with a generous front entry and large closet to keep everyday clutter at bay. Grocery runs are a breeze thanks to the attached double garage with direct access to the butler's pantry. Recent model enhancements include a convenient mudroom off the garage and a walk-through pantry. The main floor offers a practical 2-piece powder room and an open, light-filled living space. The kitchen is beautifully appointed with a central island topped with quartz countertops, a large walk-through pantry, stainless steel appliances, a built-in microwave, and dishwasher. The adjacent dining nook sits in front of large patio doors that open onto a spacious, sheltered rear deck—perfect for entertaining. Oversized windows throughout allow natural light to flood the home. Upstairs, the primary bedroom and one additional bedroom both feature walk-in closets, and the convenience of second-floor laundry adds to the home's thoughtful layout. The Kohen is an ideal family home, with a basement ready for future development to include a family room, fourth bedroom, and full bathroom. When compared to new, the added value here is undeniable—front yard landscaping, a fully fenced and landscaped backyard, washer and dryer, and central air conditioning are all included. Try finding that in a new build! Located close to schools, parks, and playgrounds in Southbrook. Also, NO GST! AND includes the balance of the 10-Year New Home Warranty. Don't miss out on this turn-key ownership opportunity!