



GRASSROOTS
REALTY GROUP

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

4518 31 Avenue S
Lethbridge, Alberta

MLS # A2287498



\$729,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

This next-to-new Southbrook home is anything but your typical spec build. Backing directly onto a tranquil pond with a walkout basement and full-length deck, it delivers the kind of view and functionality buyers wait years for. Southbrook continues to be one of Lethbridge's most sought-after neighbourhoods for good reason. You're minutes from Costco, Superstore, major shopping, Henderson Park, Evergreen Golf Centre, and the Lethbridge NMAX Centre, making everyday convenience feel effortless. Step inside and the first thing you'll notice is the dramatic open-to-above living room filled with natural light and framed by expansive windows overlooking the pond. A striking chandelier anchors the space, adding just the right amount of sophistication to the airy design. The main floor office offers flexibility for remote work or a quiet retreat. The kitchen is elevated well beyond builder standard. It features upgraded quartz countertops with elegant veining, a dual-door fridge and freezer combo, built-in oven and microwave, and a statement Bertazzoni gas range. The walk-through pantry includes upgraded shelving and connects seamlessly to the mudroom and the oversized double garage, which has been extended two feet on each side for extra breathing room. Just off the dining area, sliding glass doors open to a full-length deck complete with privacy walls and stairs down to grade. From here, the pond views become part of your daily routine. Upstairs, the primary bedroom continues to capitalize on the view with large windows overlooking the water. The ensuite feels spa-inspired with a standalone soaker tub, dual vanities, abundant cabinetry, and a fully tiled walk-in shower. The walk-in closet connects directly to the upper laundry room, creating a layout that feels both practical and refined. This level also features a generous bonus room,

two additional bedrooms, and a thoughtfully designed four-piece bathroom with a separate vanity area and pocket door to the tub and toilet. The walkout basement is undeveloped but far from basic. It has been upgraded with additional windows and rough-ins for a future bathroom and kitchen or bar area. Plumbing is already in place, and the furnace includes a damper system that would allow for separated heating if future development included a suite. The groundwork has been thoughtfully prepared. Outside, the property is fully landscaped with additional concrete and a finished pathway leading from the front yard to the backyard and underground sprinklers. Combined with the pond setting, upgraded finishes, and functional layout, this home stands out in both design and long-term potential. Homes with this level of finish, location, and view rarely come together this cleanly.