



**4521 31 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2297294**



**\$599,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Comerie floor plan by Stranville Living, located in the growing community of Southbrook with one of the most desirable lot positions available &mdash; backing directly onto a green strip and Robert Plaxton Elementary School. This brand new home offers an open-concept main level with intentional separation between living spaces, creating a layout that feels both spacious and functional. The kitchen is outfitted with premium appliances like a Fisher & Paykel induction cooktop, built-in oven and microwave, and a panelled fridge and dishwasher that blend seamlessly into the cabinetry for a clean, modern finish. A spacious walk-through pantry connects to the mudroom and garage, adding everyday practicality to the layout. Just off the living room, the dining area features sliding glass doors that open directly to the backyard and green strip beyond. The living room takes full advantage of the lot with windows on multiple sides and a sleek electric fireplace anchoring the space. Upstairs, a full-size laundry room with extra storage keeps things convenient, while a generous bonus room, two bedrooms, and a four-piece bathroom round out the second level. The primary bedroom features an ensuite with dual vanities and a walk-in shower, along with a spacious walk-in closet. With GST included in the purchase price and a 10-year new home warranty for added peace of mind, this home offers a strong combination of quality finishes, a thoughtful layout, and an outstanding lot position in Southbrook. Photos are virtually staged.