



GRASSROOTS
REALTY GROUP

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**4357 28 Avenue S
Lethbridge, Alberta**

MLS # A2180025



\$449,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,403 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Garage Door Opener, Insulated, Parking P		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Standard Shaped Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Front landscaping (pre-determined by builder)		

****UPDATE - April 13, 2025 - See pics - Drywall taping stage has commenced on the first of 13 Plockton duplex units!!** Escorted walk throughs can be booked now! Additional elevation option units are now under construction** Welcome to the "Plockton" half-duplex unit by Stranville Living, located in the highly desirable south Lethbridge community of Southbrook. This new home is situated merely a couple hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. The Plockton model is an ideal residence for many different buyers, including those sharing accommodations with roommates, a young couple or empty nesters, or a young family looking to start building equity rather than renting. At 1,403 square feet, this home rivals many single family homes in size, layout, and in the quality of finishes, and includes a single car garage, not typically found in this product type. As included with most Stranville Living homes, these units will include an integrated Fisher & Paykel paneled fridge, induction range with oven, and paneled dishwasher. Two pre-selected interior finishing packages, the "Pierce" and the "Paisley", have been selected by the builder's interior design team and these have been assigned to each of the fourteen duplex units currently under construction on 28th Ave. South. Please contact listing agent for more information on these interior finishing assignments. The listing photos are computer-generated renderings showing the actual layout and a reasonable sample of actual finishes. Photos will be updated as construction progress allows. Occupancies for these units is projected

to be in spring 2025. ****VIRTUAL WALK THROUGH OF A PLOCKTON NOW AVAILABLE - EMAIL ME FOR MORE INFO!****