

\$879,900 - 4606 31 Avenue S, Lethbridge

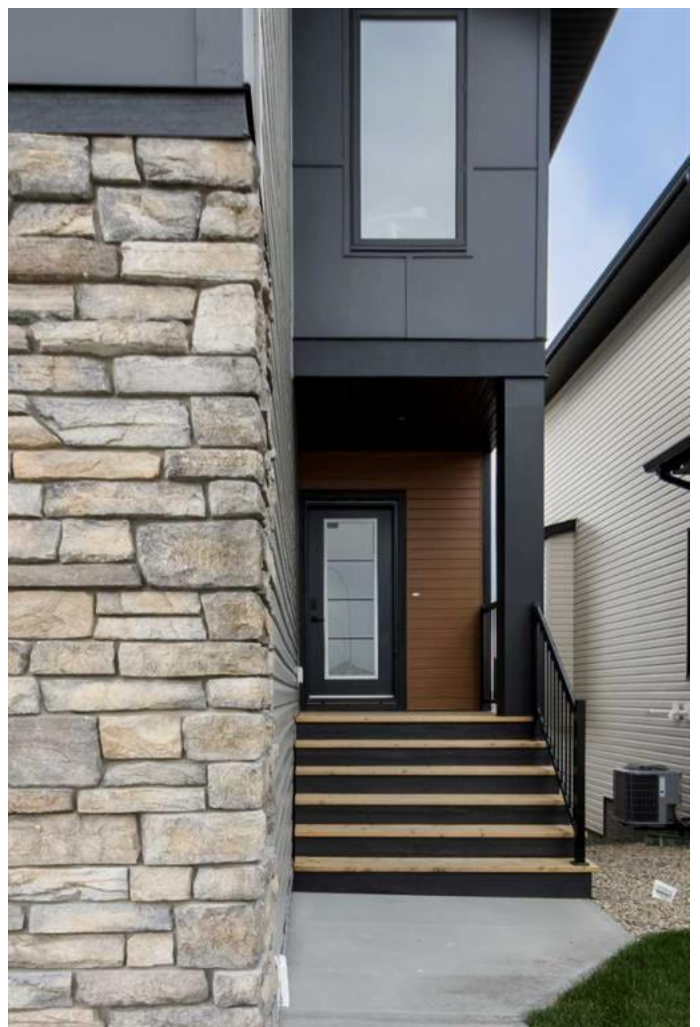
MLS® #A2244498

\$879,900

5 Bedroom, 4.00 Bathroom, 1,990 sqft
Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

SHOW HOME FOR SALE! This award-winning show home in Southbrook, built by Stranville Living Master Builder, is finally ready to be sold and occupied by a lucky new homeowner. This Perth II model with walk-out basement has been recognized locally, provincially, and nationally for its overall design, the executive kitchen, and the primary ensuite, making it one of the most popular builds every produced by Stranville Living. The pictures speak for themselves, but this home must be seen to be fully appreciated. The main floor is blessed with a gorgeous kitchen, accented by two-tone cabinetry, veined waterfall quartz island, and seamlessly integrated panel-ready appliances. Adjacent to the main kitchen is a private spice kitchen that includes a gas range and electric oven, hood fan, sink, and dishwasher. The striking main floor fireplace is a show-stopper that centers the family room and towers up the 18' ceilings in the open-to-below area with massive south-facing windows overlooking the pond at Discovery Park. Stairs with glass railing lead you to the upper level where you'll find the 170+ square foot primary bedroom that also enjoys views to the south. There are not many ensuite bathrooms that can rival this beauty, with features that include a custom shower with integrated tiled floor and walls, floating vanity in quarter-sawn oak with double sinks and floor lighting, deep soaker tub with floor-mounted fixtures, and a private water closet. Through the ensuite, you'll find the



laundry room with a stacking washer/dryer set with sink and cabinet. Two more ample bedrooms, full bathroom, and generous media room wrap-up the upper level. The fully developed walkout basement adds two more bedrooms, full bathroom, and family room with a sliding patio door to the rear yard. If you're looking for 5-bedroom, fully developed, fully landscaped southside home with upgrades for days, you've come to the right house. There's nothing like NEW!

Built in 2022

Essential Information

MLS® #	A2244498
Price	\$879,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,990
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4606 31 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Ceilings, Kitchen Island, Pa Soaking Tub, Sump Pump(s)

Appliances Built-In Refrigerator, Central Control(s), Microwave, Micro Washer/Dryer Stacked, Wi Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Rain Gutters

Lot Description Back Yard, Backs on to Park Landscaped, No Neighbours Behind, Street Lighting, Sloped Down

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2025

Days on Market 76

Zoning R-CL

Listing Details

Listing Office REAL BROKER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

