

# \$469,900 - 4333 28 Avenue S, Lethbridge

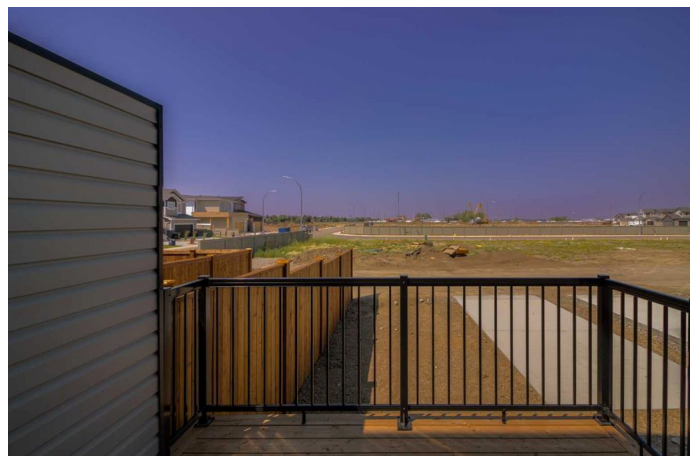
MLS® #A2255516

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,421 sqft  
Residential on 0.07 Acres

Discovery, Lethbridge, Alberta

**\*\*FIRST TIME HOME BUYERS NOW QUALIFY FOR A GST REBATE\*\*** Welcome to the Plockton half-duplex by Stranville Living Master Builder, located in the highly desirable Lethbridge community of Southbrook. This duplex unit is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and basketball court for today's active family to enjoy. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. At 1,421 square feet of developed space, this home is the perfect way to continue your homeownership journey. If you've been renting or sharing a space with others, this new duplex unit and its three bedrooms and two and half bathrooms is just what you need in order to settle in and make it your own. Look forward to coming home to new modern finishes, new appliances, and a rear deck with a private backyard. A front attached single car garage and rear parking pad provide all the parking and storage you'll need and an undeveloped basement provides an opportunity for future growth and additional living space. Included is a rear deck and privacy wall, rear concrete parking pad, and front low-maintenance landscaping. These units are selling quickly and limited supply is available. Photos may contain virtual staging and are of a typical Plockton layout and finish



package. There's nothing like NEW!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255516               |
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,421                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4333 28 Avenue S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 8L3          |

**Amenities**

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                     |
| Parking        | Concrete Driveway, Front Drive, Garage Faces Front, Parking Pad, Single Garage Attached, Alley Access |
| # of Garages   | 1                                                                                                     |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Oven, Induction Cooktop, Microwave Hood Fan           |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Street Lighting, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 28                   |
| Zoning         | R-M                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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