

\$399,900 - 2906 47 Street S, Lethbridge

MLS® #A2228991

\$399,900

3 Bedroom, 2.00 Bathroom, 637 sqft

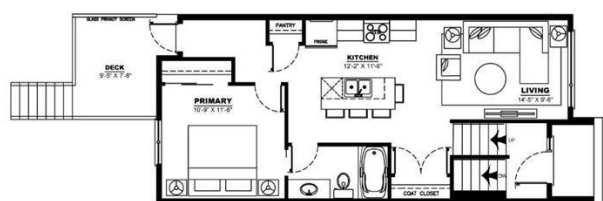
Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

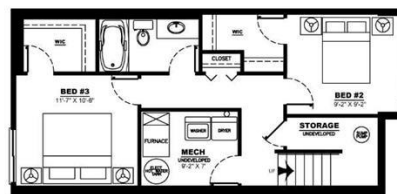
Welcome to The Brooklyn Towns in Southbrook. These 3 Bedroom fully developed bi-level homes come with upgraded James Hardie siding accents, beautiful quartz countertops, Chrome Riobel plumbing fixtures, tile flooring in the bathrooms and stainless-steel Samsung appliances youâ€™ll love. Youâ€™ll enjoy relaxing on your private deck with a built-in privacy screen, plus the yard is fully fenced and landscaped just for you. Thereâ€™s even a double parking pad out back for added convenience. This is an end unit so take advantage of the bigger yard. Just minutes from everyday amenities, local shops, Robert Plaxton Elementary School, Lethbridge College, and so much more. If you're a first-time buyer, you may be eligible for the new Government GST Rebate Program, which could offer major savings on your purchase. Certain restrictions apply, so be sure to ask for details.

With modern design, thoughtful features, and a location that has it all, The Brooklyn Towns are the perfect place to call home. NHW.

TAKE ADVANTAGE OF PRE-COMPLETION PRICING



MAIN FLOOR PLAN = 688 SQ FT



LOWER FLOOR PLAN = 491 SQ FT

Built in 2025

Essential Information

MLS® # A2228991

Price \$399,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	637
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	2906 47 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L4

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed

June 17th, 2025

Days on Market

72

Zoning

RM

Listing Details

Listing Office

RE/MAX REAL ESTATE - LET

Package Two

THE BROOKLYN TOWNS



FLOOR & SHOWER TILE



CARPET



BACKSPLASH



QUARTZ



CABINETRY



LAMINATE

AVONLEA

H O M E S

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.