

# \$449,900 - 4357 28 Avenue S, Lethbridge

MLS® #A2180025

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.07 Acres

Discovery, Lethbridge, Alberta

**\*\*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!\*\***

Built in 2024

### **Essential Information**

MLS® #	A2180025
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4357 28 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8L3

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Parking Pad, S Garage Door Opener, Insulat
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smokin Walk-In Closet(s), Breakfas Vinyl Windows, Recessed Lig
Appliances	Dishwasher, Garage Con Refrigerator, Electric Oven, E
Heating	Forced Air, Natural Gas, High
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 21st, 2024
Days on Market	150
Zoning	R-M

### Listing Details

Listing Office	REAL BROKER
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