

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

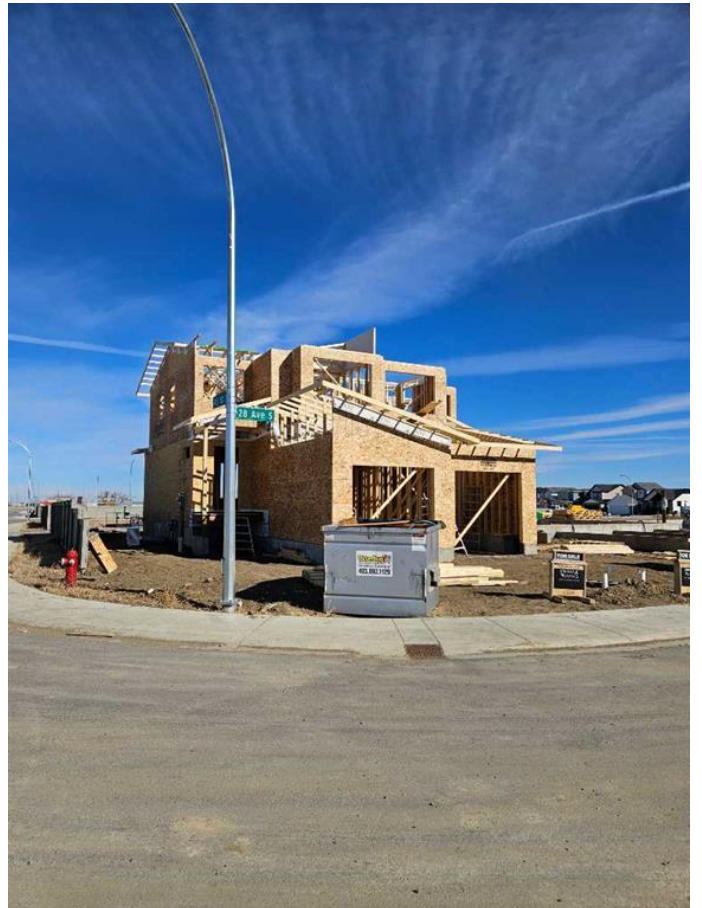
MLS® #A2180025

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,403 sqft  
Residential on 0.07 Acres

Discovery, Lethbridge, Alberta

**\*\*UPDATE - March 29, 2025 - See pics -**  
Drywall stage has commenced on the first of 14 Plockton duplex units!! Escorted walk throughs can be booked now!\*\* 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	Concrete Driveway, Garage Door Opener, Alley Access, Insulated,

Parking Pad, Single Garage /  
# of Garages 1

### Interior

Interior Features Closet Organizers, Double  
Walk-In Closet(s), Breakfast  
Smoking Home, Recessed Li

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

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete



### Additional Information

Date Listed November 21st, 2024

Days on Market 135

Zoning R-M

### Listing Details

Listing Office REAL BROKER

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