

# \$350,000 - 2804 47 Street S, Lethbridge

MLS® #A2206638

## \$350,000

3 Bedroom, 3.00 Bathroom, 1,230 sqft  
Residential on 0.05 Acres

Discovery, Lethbridge, Alberta

3 bedroom 1230sf 2 story townhome near Robert Plaxton Elementary School. Bright and functional kitchen with large island and lots of useable counter space. Master bedroom features an ensuite & walk-in closet. Fenced backyard with a 10x9 low maintenance deck. Concrete parking pad off the back ally which could be developed to add a garage. Backyard not landscaped but comes with paving stones. Undeveloped basement is roughed in for another bathroom.

Built in 2019

## Essential Information

MLS® #	A2206638
Price	\$350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,230
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address 2804 47 Street S



Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	4
Zoning	R-37

### **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.