

# \$409,900 - 2923 47 Street S, Lethbridge

MLS® #A2177616

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,753 sqft  
Residential on 0.05 Acres

N/A, Lethbridge, Alberta

Welcome to our exclusive collection of modern towns nestled in the heart of the vibrant Southbrook community! Soho South is conveniently located within walking distance to an array of Lethbridge amenities. From shopping center's to dining options, everything you need is a short walk away. Additionally, Soho is just one block from the new Dr. Robert Plaxton Elementary School and only a 5-minute drive to Lethbridge College. The project offers 2 and 3-bedroom plan (option to add 4th bedroom), each with ample space for relaxation and entertainment. The basement is fully developed with another living room, bedroom, and full bathroom. Experience an open concept layout on the main floor with expansive ceilings and seamlessly connected living and kitchen areas. Perfect for hosting gatherings or simply enjoying quality time with family. Forget the hassle of landscaping and fencing – our townhomes come fully equipped with front and back landscaping, as well as fenced yards, providing residents with a hassle-free living experience from day one. With no condo fees or restrictions your furry friends are welcome to join and enjoy private yard. With its premium location and numerous amenities, Soho South presents an excellent lifestyle for young professionals or individuals looking to right-size.

Built in 2024

## Essential Information



MLS® #	A2177616
Price	\$409,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,753
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2923 47 Street S
Subdivision	N/A
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Concrete
Foundation	Poured Concrete

## **Additional Information**

Date Listed	November 5th, 2024
Days on Market	126
Zoning	R-M

## **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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