

# \$419,900 - 3007 47 Street S, Lethbridge

MLS® #A2245950

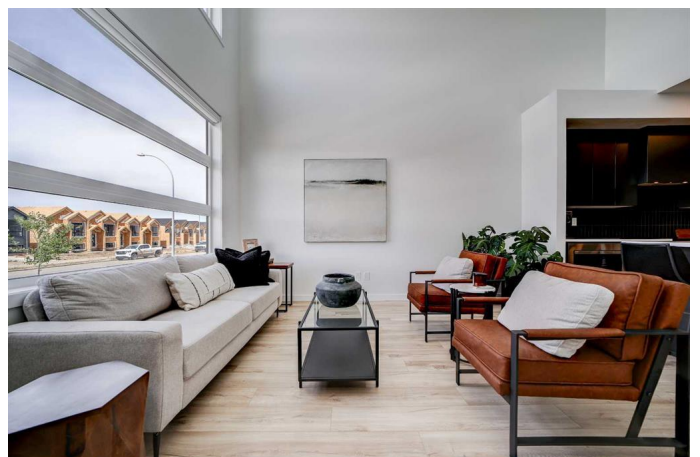
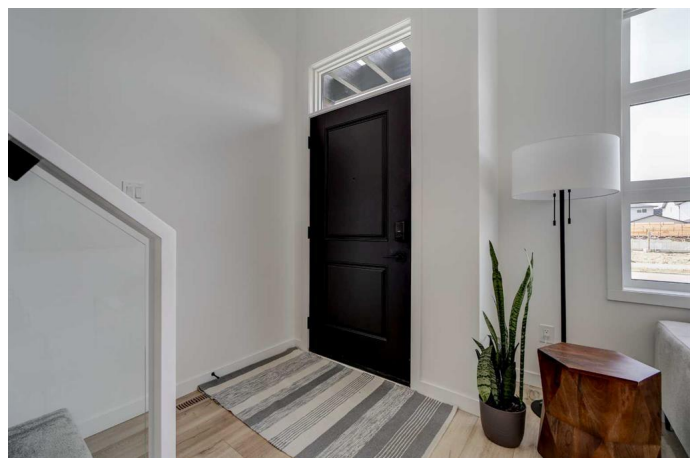
**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.05 Acres

Southgate, Lethbridge, Alberta

\$5000 less then the new condos and inclides blinds and washer and Dryer a \$6000 bonus. Here is an incredible opportunity to buy a brand new completely finished and gorgeous three bedroom three bathroom townhome with no condo fees. This brilliant open design post three separate bathrooms, and three separate bedrooms all on separate floors, giving everybody the ultimate and privacy and comfort. The dream kitchen has everything you need including granite counters, center island and cabinets for everything! The townhome is completely finished and features the extra add-ons like a washer and dryer plumbed in for air-conditioning and a complete blind package on all the windows, including solar powered remote controlled blinds that never need the batteries replaced. This home is in exceptional condition and can be purchased with all the Furniture included, making it a brilliant Airbnb or easy to move into property. Full new home warrantee included gives you peace of mind for years to come. Easy to show, come take a look today at the new and exciting Soho in Southbrook.



Built in 2024

## Essential Information

MLS® # A2245950

Price \$419,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,050         |
| Acres          | 0.05          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3007 47 Street S |
| Subdivision | Southgate        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 8L4          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings                                                               |
| Appliances        | Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Microwave, Washer/Dryer Stacked |
| Heating           | Central, Natural Gas                                                                          |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line                         |
| Lot Description   | Back Yard                            |
| Roof              | Asphalt Shingle                      |
| Construction      | Cement Fiber Board, Composite Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 6th, 2025  
Days on Market                20  
Zoning                              R-M

**Listing Details**

Listing Office                    RE/MAX FIRST

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