

\$429,900 - 3017 47 Street S, Lethbridge

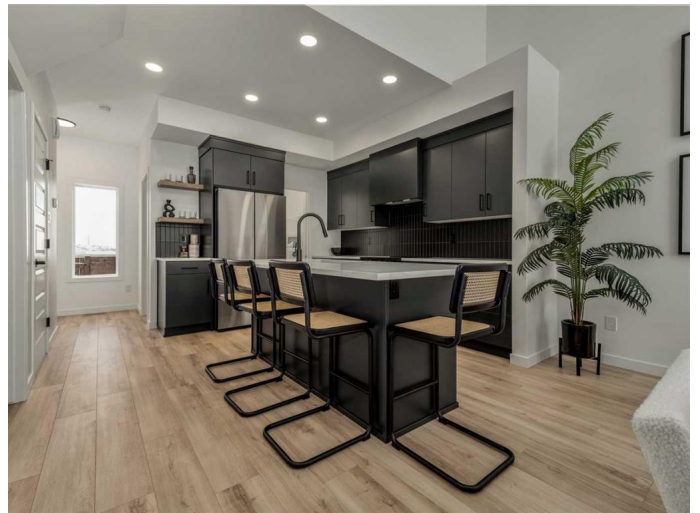
MLS® #A2245799

\$429,900

3 Bedroom, 3.00 Bathroom, 1,023 sqft
Residential on 0.05 Acres

Discovery, 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, 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. Home is virtually staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU COULD RECEIVE THOUSANDS. Certain restrictions apply



Built in 2025

Essential Information

MLS® #	A2245799
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,023
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3017 47 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8L5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	64
Zoning	RM

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------



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.