



GRASSROOTS
REALTY GROUP

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2934 47 Street S
Lethbridge, Alberta

MLS # A2236901



\$399,900

Division:	Discovery		
Type:	Residential/Triplex		
Style:	Bi-Level		
Size:	637 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Deck, Landscaped, Fence

Welcome to The Brooklyn Towns in Southbrook. These 3 Bedroom fully developed bi-level homes come with upgraded James Hardie siding accents, beautiful quartz counter tops, Chrome Riobel plumbing fixtures, tile flooring in the bathrooms and stainless-steel Samsung appliances you'll love. You'll enjoy relaxing on your private deck with a built-in privacy screen, plus the yard is fully fenced and landscaped just for you. There's even a double parking pad out back for added convenience. THIS IS AN END UNIT so take advantage of the bigger yard. Just minutes from everyday amenities, local shops, Robert Plaxton Elementary School, Lethbridge College, and so much more. If you're a first-time buyer, you may be eligible for the new Government GST Rebate Program, which could offer major savings on your purchase. Certain restrictions apply, so be sure to ask for details. With modern design, thoughtful features, and a location that has it all, The Brooklyn Towns are the perfect place to call home. Photos are of the show suite. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY