



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**4325 28 Avenue S  
Lethbridge, Alberta**

**MLS # A2304502**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Multiple Driveways, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Fridge, Stove, Dishwasher, washer, dryer, window coverings

Better than new with all appliances and upgraded window coverings included! The Plockton by Stranville Living boasts over 1400 SqFt of thoughtful and functional living space coupled with expert craftsmanship and high end finishes. This semi detached home features 3 bedrooms, 2 and a half baths, a spacious master with large ensuite and walk in closet. The main floor flows seamlessly from through your large mudroom to an open concept kitchen/living/dining space and out on to your private rear deck. This home also features a spacious single attached garage, and a single rear parking pad. Located in a prime South side location on a quiet South Brook street near schools and the lake.