



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1409 Halifax Road W
Lethbridge, Alberta**

MLS # A2219078



\$159,900

Division: The Crossings

Lot Size: 0.09 Acre

Lot Feat: Back Lane, Level, Near Shopping Center, No Neighbours Behind, Other

By Town: -

LLD: -

Zoning: R-CL

Water: -

Sewer: -

Utilities: -

Prime location in the highly sought-after West Side area. This exceptional lot presents the ideal chance to construct your dream home or an investment property. Situated just minutes from essential amenities, it's perfect for families and investors alike. Enjoy a quick drive or a pleasant walk to nearby schools, playgrounds, and childcare centers, ensuring convenience for your family. Additionally, grocery stores, banks, and the ATB Health Centre are just a short distance away, offering a well-rounded lifestyle with all necessary conveniences nearby. ****Key Benefits.**** ****No Builder Limitations:**** one of the key highlights of this lot is that it's not obligated to any particular builder. This freedom lets you choose your desired construction team, which can lead to significant cost savings and the ability to create a home that aligns with your individual vision. Take advantage of this opportunity to acquire a prime piece of real estate in a thriving community. Whether you plan to build a custom home or invest in a valuable property, this lot presents endless possibilities. Don't miss the chance to turn your dreams into reality!