



**GRASSROOTS**  
REALTY GROUP

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1257 9 Avenue N  
Lethbridge, Alberta

MLS # A2245525

**\$999,900**



Division:	Winston Churchill		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Front/Back		
Size:	2,563 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-L
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Versatile Pre-Sale Opportunity &ndash; Brand-New Full Duplex with a illegal Basement Suites on each side&ndash; Completing in 2026! An incredible opportunity awaits on the north side of Lethbridge! This brand-new full duplex bungalow, scheduled for completion in 2026, offers unmatched flexibility for investors, multi-generational families, or owner-occupants seeking rental income. Sitting on an 8,955 sq. ft. lot, this property features two fully self-contained units: Unit A: 1,303 sq. ft. Unit B: 1,260 sq. ft. Each unit includes: 5 bedrooms & 4 full bathrooms (3 up, 2 down) The basement suites with exterior access 9-foot ceilings for a bright, spacious feel Separate entries and thoughtful layouts Multiple options for buyers: Live in one unit and rent out the other three to significantly offset your mortgage Purchase as a full rental investment with 4 separate income-generating units Ideal for extended families looking for connected yet private living arrangements Located in a quiet, established neighborhood near parks, schools, and transit, this project offers excellent long-term value and strong rental potential. Contact your REALTOR&reg; today to explore this rare and flexible opportunity!