



**GRASSROOTS**  
REALTY GROUP

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**604 Gold Canyon Cove S  
Lethbridge, Alberta**

**MLS # A1037846**



**\$348,000**

**Division:** Southridge

**Lot Size:** 0.33 Acre

**Lot Feat:** No Neighbours Behind, Street Lighting

**By Town:** -

**LLD:** -

**Zoning:** DC

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Going south on Highway 5, turn right into Southridge and go through Sandstone subdivision you will arrive at Gold Canyon Estates. Many lots available in sizes ranging from .33 to .48 acres all with gorgeous views of the mountains and many with coulee and city views. All services include City water, electrical and gas lines to the property line, street lights, sidewalks and paved streets. Everything is ready for you to build your dream home with the builder of your choice.