

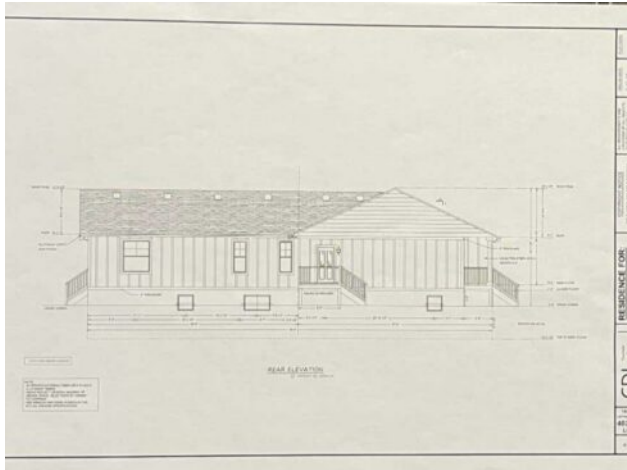


GRASSROOTS
REALTY GROUP

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1257 9 Avenue N
Lethbridge, Alberta

MLS # A2153260



\$929,000

Division:	Winston Churchill		
Type:	Multi-Family/Full Duplex		
Style:	Back Split		
Size:	2,563 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Lot, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	-	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: N/A

Discover your dream investment with this stunning pre-sale opportunity of a brand-new full duplex bungalow, located on the north side of Lethbridge. Scheduled for completion in 2025, this property offers two separate units, each designed for modern living. The first unit spans 1303 square feet, while the second unit is 1260 square feet, together sitting on an expansive 8955 square foot lot. Each unit features a total of 5 bedrooms and 4 bathrooms, making this duplex perfect for large families or investors seeking rental opportunities. The upper levels of both units include three bedrooms and two full bathrooms, while the lower levels offer two bedrooms and two full bathrooms. With 9-foot ceilings throughout, the interiors will feel spacious and bright. The basement of each unit will have exterior access, adding convenience and flexibility for tenants or extended family members. Situated in a peaceful, family-friendly neighborhood, you'll be close to schools, parks, shopping centers, and public transportation. This full duplex combines modern amenities with a thoughtful layout, making it an unparalleled opportunity in the market. Don't miss out on owning this beautiful, newly constructed property. Contact your favorite realtor to learn more about this exceptional pre-sale opportunity and secure your investment today.