



**GRASSROOTS**  
REALTY GROUP

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

**1409 Halifax Road W  
Lethbridge, Alberta**

**MLS # A2162501**



**\$165,000**

**Division:** The Crossings

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CL

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Location in Highly Demanded West Side Area. Discover the perfect opportunity to build your dream home or an investment property on this exceptional lot located in one of the most sought-after neighborhoods on the west side. This parcel boasts a prime location, just minutes away from essential amenities, making it ideal for families and investors alike. Enjoy a quick drive or leisurely walk to nearby schools, playgrounds, and childcare facilities, ensuring your family has everything within reach. The lot is also just a stone's throw away from grocery stores, banks, and the ATB Health Centre, providing a well-rounded lifestyle with all the necessary conveniences at your fingertips. **\*\*Key Advantages:\*\*** - **\*\*No Builder Restrictions:\*\*** One of the standout features of this lot is that it is not legally bound to any builder. This flexibility allows you to select your preferred construction team, potentially saving you significant costs and enabling you to tailor your home to fit your unique vision. Seize this opportunity to secure a prime piece of real estate in a vibrant community. Whether you envision a custom residence or a lucrative investment property, this lot offers limitless potential. Don't miss out on the chance to make your dreams a reality!