



**1153 Abitibi Road W  
Lethbridge, Alberta**

**MLS # A2175061**



**\$574,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** NA

This brand-new 1,820 sq ft Van Arbor Home offers stunning park views from the front living room and showcases modern craftsmanship throughout. The open-concept main floor boasts a spacious kitchen with a large island, quartz countertops, a gas stove, and stainless steel appliances—perfect for cooking and entertaining. The adjoining dining area and cozy living room, complete with a gas fireplace, create a warm and inviting space for family gatherings. Upstairs, you’ll find three generous bedrooms, including a primary suite with a 4-piece ensuite and a walk-in closet. Conveniently located on the same level, the laundry room and an additional full bathroom make everyday living a breeze. Outside, enjoy your mornings on the covered front entry or relax on the covered back deck—ideal for BBQs and outdoor entertaining. The double attached garage adds convenience, and the basement offers expansive potential for future development. With its proximity to local amenities like the YMCA and parks, this home offers the perfect blend of convenience and luxury for family living.