



GRASSROOTS
REALTY GROUP

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**1125 Abitibi Road W
Lethbridge, Alberta**

MLS # A2206270



\$579,500

Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, central air, window coverings, garage opener & control, washer, dryer

UNIQUE! When the Ordinary Won't Do! Step into a world where modern comfort meets nostalgic charm! This 3-year-new bungalow is built with a tailor-made past, offering everything you want and more. From the picturesque curb appeal to the thoughtful, open-concept design, this home is sure to steal your heart. First Impressions Matter! As you enter, be welcomed by a gracious, open foyer that sets the tone for the rest of the home. Perfect for entertaining, this spacious layout flows beautifully, offering comfort and style in every room. Prime Location & Perfect for Families! Nestled in a highly sought-after area, you're just steps away from schools, grocery stores, restaurants, pubs, and parks. The cherry on top? This bungalow is directly across from a playground and just down the road from ice rinks, a pool, and the YMCA. What a location! Move-In Ready, Tastefully Decorated! Warm, striking decor welcomes you throughout, making this home both inviting and functional. With 4 bedrooms and 3 bathrooms, there's plenty of space for your family to grow and enjoy. Don't miss out on this rare gem. Unique, charming, and in the perfect location & this bungalow is the one you've been waiting for!