

\$579,500 - 1125 Abitibi Road W, Lethbridge

MLS® #A2206270

\$579,500

4 Bedroom, 3.00 Bathroom, 1,272 sqft
Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

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!

Built in 2021

Essential Information



MLS® #	A2206270
Price	\$579,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,272
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1125 Abitibi Road W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S7

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Lane, Front Yard

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	8
Zoning	R-CL

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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