

# \$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, Washer, Window Coverings, Stove(s)
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	17
Zoning	R-CL

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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