

\$489,900 - 1141 Abitibi Road W, Lethbridge

MLS® #A2056795

\$489,900

2 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

Can you say curb appeal?! This spacious bi level is in the most fantastic location right across from Caledonia Park. Through the front door is a spacious entry with cute barn door detail that leads to a wonderful mudroom with built in cubbies. The main level features an open concept living, dining, and kitchen with a corner pantry and a great size island. Perfect for entertaining! Also on the main floor is a large primary bedroom with ensuite and walk-in closet, as well as another bedroom and full bath, and laundry too! Outside you'll love the wider garage, Hardie board siding, and the back deck. The front landscaping has also just been finished, complete with underground sprinklers! The Crossings is an incredible neighbourhood, close to shopping, groceries, restaurants, schools, and the YMCA rec center! Give your Realtor a call and get in here!

Built in 2022

Essential Information

MLS® #	A2056795
Price	\$489,900
Sold Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.10



Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1141 Abitibi Road W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W3

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2023
Date Sold	March 15th, 2024
Days on Market	274
Zoning	R-CL

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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