

\$529,900 - 1105 Abitibi Road W, Lethbridge

MLS® #A2118029

\$529,900

3 Bedroom, 3.00 Bathroom, 1,839 sqft

Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

Welcome to 1105 Abitibi Rd W! A beautifully built 1,839 sq ft two story by Van Arbor Homes in the sought after neighborhood - The Crossings in West Lethbridge. This home offers an open concept main level with lots of space for entertaining, a fantastic kitchen with big island, gas stove, butler pantry, and a spacious dining area. The main level also offers a guest bathroom, mudroom and a great living room filled with natural light and a cozy gas fireplace. Head upstairs and you will find the bonus living room, 2 great kids bedrooms, a laundry room and of course the Primary bedroom with a 4-piece ensuite and walk in closet. The basement is open for your development. Already roughed in for a bathroom, you could have an oversized living space or a couple of extra bedrooms to spare. There is an attached double garage that is also heated and you don't have to worry about the yard because it is already finished too! It's better than a new home because you get the benefits of having New Home Warranty, but you get the added features of the finish yard, central air conditioning and NO GST. Don't miss out on the wonderful family home in this desired area.

Built in 2022

Essential Information

MLS® # A2118029

Price \$529,900



Sold Price	\$527,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1105 Abitibi Road W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W2

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed March 26th, 2024

Date Sold April 13th, 2024

Days on Market 17

Zoning R-CL

HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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