

\$569,900 - 1153 Abitibi Road W, Lethbridge

MLS® #A2175061

\$569,900

3 Bedroom, 3.00 Bathroom, 1,820 sqft

Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

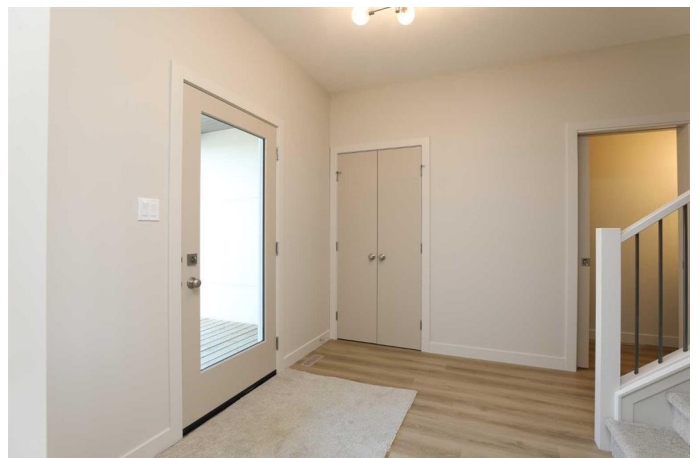
This brand-new 1,820 sq ft Van Arbor Home offers stunning park views from the front living room and showcases modern craftsmanship throughout. The open-concept main floor boasts a spacious kitchen with a large island, quartz countertops, a gas stove, and stainless steel appliances—perfect for cooking and entertaining. The adjoining dining area and cozy living room, complete with a gas fireplace, create a warm and inviting space for family gatherings.

Upstairs, you'll find three generous bedrooms, including a primary suite with a 4-piece ensuite and a walk-in closet. Conveniently located on the same level, the laundry room and an additional full bathroom make everyday living a breeze.

Outside, enjoy your mornings on the covered front entry or relax on the covered back deck—ideal for BBQs and outdoor entertaining. The double attached garage adds convenience, and the basement offers expansive potential for future development. With its proximity to local amenities like the YMCA and parks, this home offers the perfect blend of convenience and luxury for family living.

Built in 2024

Essential Information



MLS® #	A2175061
Price	\$569,900
Sold Price	\$563,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,820
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1153 Abitibi Road W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Range Hood, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 23rd, 2024
Date Sold	January 31st, 2025
Days on Market	100
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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