

# \$929,000 - 1257 9 Avenue N, Lethbridge

MLS® #A2153260

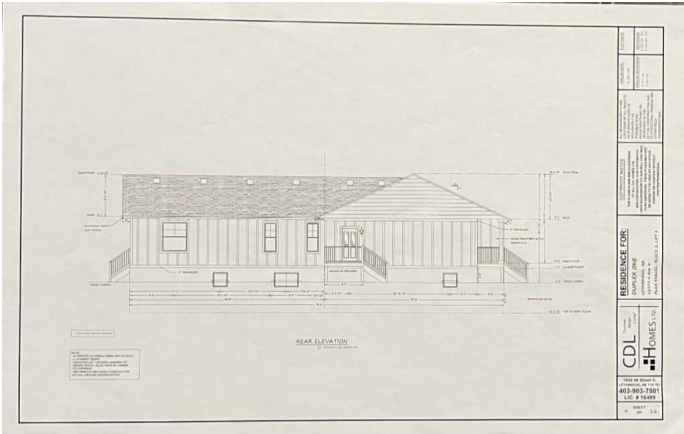
**\$929,000**

0 Bedroom, 0.00 Bathroom, 2,563 sqft  
Multi-Family on 0.00 Acres

Winston Churchill, Lethbridge, Alberta

Discover your dream investment with this stunning pre-sale opportunity of a brand-new full duplex bungalow, located on the north side of Lethbridge. Scheduled for completion in 2025, this property offers two separate units, each designed for modern living. The first unit spans 1303 square feet, while the second unit is 1260 square feet, together sitting on an expansive 8955 square foot lot. Each unit features a total of 5 bedrooms and 4 bathrooms, making this duplex perfect for large families or investors seeking rental opportunities. The upper levels of both units include three bedrooms and two full bathrooms, while the lower levels offer two bedrooms and two full bathrooms. With 9-foot ceilings throughout, the interiors will feel spacious and bright. The basement of each unit will have exterior access, adding convenience and flexibility for tenants or extended family members. Situated in a peaceful, family-friendly neighborhood, you'll be close to schools, parks, shopping centers, and public transportation. This full duplex combines modern amenities with a thoughtful layout, making it an unparalleled opportunity in the market. Don't miss out on owning this beautiful, newly constructed property. Contact your favorite realtor to learn more about this exceptional pre-sale opportunity and secure your investment today.

Built in 2025



## Essential Information

MLS® #	A2153260
Price	\$929,000
Bathrooms	0.00
Square Footage	2,563
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	Duplex
Style	Back Split
Status	Active

## Community Information

Address	1257 9 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H1J9

## Amenities

Parking Spaces	6
Parking	Parking Lot, Parking Pad

## Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Exterior Entry, Full

## Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

## Additional Information

Date Listed	July 27th, 2024
Days on Market	356
Zoning	R-L

## Listing Details

Listing Office	Maxwell Devonshire Realty
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.