



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1212 44 Avenue N
Lethbridge, Alberta**

MLS # A2303942



\$179,900

Division: Legacy Ridge / Hardieville

Lot Size: 0.23 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-L

Water: -

Sewer: -

Utilities: -

An incredible opportunity for developers and investors!!! Current structure deemed non live able. This oversized North Lethbridge lot provides ample space for a Revenue gold mine with the possibility of a multi-family build, including a duplex, triplex or fourplex. Located near key amenities and established neighborhoods', this property delivers strong long-term potential.