



**GRASSROOTS**  
REALTY GROUP

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1369 Abitibi Road W  
Lethbridge, Alberta

MLS # A2310007



**\$409,900**

|           |                       |        |                  |
|-----------|-----------------------|--------|------------------|
| Division: | Garry Station         |        |                  |
| Type:     | Residential/Triplex   |        |                  |
| Style:    | 2 Storey              |        |                  |
| Size:     | 1,066 sq.ft.          | Age:   | 2025 (1 yrs old) |
| Beds:     | 3                     | Baths: | 2 full / 1 half  |
| Garage:   | Parking Pad           |        |                  |
| Lot Size: | 0.06 Acre             |        |                  |
| Lot Feat: | Back Lane, Landscaped |        |                  |

|             |                                                |            |    |
|-------------|------------------------------------------------|------------|----|
| Heating:    | Forced Air                                     | Water:     | -  |
| Floors:     | Carpet, Laminate, Tile                         | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -  |
| Basement:   | Full                                           | LLD:       | -  |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame             | Zoning:    | RM |
| Foundation: | Poured Concrete                                | Utilities: | -  |
| Features:   | Kitchen Island, Quartz Counters, Vinyl Windows |            |    |

**Inclusions:** Fence, Landscaped

No CONDO FEES on these modern townhomes across the street from the new school, park and playground in Garry Station. Choose between 2 or 3 bedroom plans. This particular unit is a 3 Bedroom END unit. All homes will be fenced, landscaped, patio and double parking pad in the back. Both models have an ensuite and come with kitchen appliances, quartz counter tops, second floor laundry room. Don't delay get in now. Photos are of show suite, NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY