



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1367 Abitibi Road W
Lethbridge, Alberta**

MLS # A2310377



\$399,900

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:	Off Street, Parking Pad		
Lot Size:	0.05 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:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Fence, Landscaping, Patio

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 3 bedroom middle 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. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY