



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1351 Abitibi Road W
Lethbridge, Alberta**

MLS # A2319052



\$419,900

Division:	Garry Station		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,052 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 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:	None
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BEST UNIT AVAILABLE, END OF THE ROAD UNIT, larger yard only one neighbour. 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 is a 2 bedroom home with DUAL MASTER SUITES. 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