



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1292 Abitibi Road W
Lethbridge, Alberta

MLS # A2339178



\$699,000

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Multiple		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Interior Lot, M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	none		

BRAND NEW modern two-storey home backing onto GREEN SPACE! This beautifully designed home offers fully covered front porch/entrance, 3 spacious bedrooms, a massive bonus room, 2.5 bathrooms, covered deck, an oversized double attached garage with a gas line for heater, and unique Balcony off the master bedroom looking on to green space. Located in a desirable, family-friendly neighborhood close to schools and shopping, this home offers the added privacy of no neighbors behind (with lots of green space) or directly in front. The bright, open-concept main floor features 9' ceilings, large windows, a spacious living and dining area, and a stunning modern kitchen with a large quartz island, abundant cabinetry, stainless steel appliances, built-in wall oven and microwave, stylish cooktop, and a walk-in pantry with built-in cabinetry and additional quartz countertop. The living room includes a custom feature wall, while the fully covered deck with BBQ gas line is perfect for year-round outdoor enjoyment. Upstairs, the impressive primary suite features a private balcony overlooking the green space, a luxurious 5-piece ensuite with freestanding tub and tiled glass shower, and a generous walk-in closet. Two additional spacious bedrooms, a 3-piece bathroom, linen closet, an oversized bonus room, and a laundry room complete the upper level. The unfinished basement is roughed-in for future development and provides excellent storage or recreational space. Still at customization stage, offering an opportunity to personalize select finishes such as quartz, flooring, cabinetry, and the fireplace feature wall. A fantastic opportunity to own a brand-new modern home with exceptional space, privacy, and views! Contact your favorite Realtor to book a viewing!

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