



GRASSROOTS
REALTY GROUP

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902 Atlantic Cove W
Lethbridge, Alberta

MLS # A2340663



\$540,000

Division:	The Crossings		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,446 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this beautifully designed new home with a unique layout that stands apart from the typical. The bright, open main floor features durable vinyl plank flooring and a modern kitchen finished with quartz countertops, a separate cooktop, and a sleek built-in wall oven and microwave. The kitchen flows seamlessly into the dining and living areas, creating a great space for everyday living and entertaining. Two bedrooms and a full bathroom are located on the main level, while the upper floor is dedicated to a private primary retreat featuring a walk-in closet, spacious ensuite and conveniently located laundry. With 9' main-floor ceilings, an attached double garage and rear deck, this home offers a great combination of style and functionality. The undeveloped basement provides plenty of additional space and the opportunity to customize it to suit your needs. Thoughtfully designed, beautifully finished and offering a layout you won't find in every home, this one is ready to impress.