



GRASSROOTS
REALTY GROUP

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**1141 Abitibi Road W
Lethbridge, Alberta**

MLS # A2341649



\$610,000

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR, Washer/Dryer, Window Coverings

Where do I even start with this? Do I start with the desirable details? The amazing location? Or that the house looks like your own mini castle with the rock front facade? So many cool things about this listing, I legit don't know where to start, so let's go in order- 1213sqft Bi-Level with a finished basement giving you roughly 2300sqft of beautiful, open, and bright living space. Fronting Caledonia Park and the new St. Kateri Elementary School it is the perfect location to let the kids in your life be kids, and that's not to take away from the fact that it is located within walking, biking or a short drive to restaurants, grocery stores, a library and the new YMCA and I could go on but Google maps exist for a reason. Awkward segway to castles because seriously how do you transition from this amazing location to this house looking like a mini castle, reference something something … King and Queen. If that wasn't enough for you to want to book your showing, This house also has some tricks up its sleeve so let's talk solar for a moment. With the maximum amount of solar panels allowed by our government, on a South facing roof these panels generate enough energy to virtually pay for your electrical bill for 3/4 of the year. That's right! this house basically pays your electric bill, it is super easy to show, you won't be disappointed. Call your favorite REALTOR to book a showing!