



GRASSROOTS
REALTY GROUP

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925 7 Street S
Lethbridge, Alberta

MLS # A2343018



\$559,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,437 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Interior Lot, Many Trees, Paved, Sloped Up, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Brand new and beautifully finished by Resilient Homes, this southside infill offers the perfect blend of modern design, functionality, and an unbeatable location. Situated in Fleetwood, just minutes from the coulees and only moments from Scenic Drive, you'll enjoy quick access across the city while being tucked into one of Lethbridge's most established and desirable neighbourhoods. Even better, this home features an attached double garage, a rare find for an infill property. Step inside and you'll immediately appreciate the spacious front foyer, complete with a convenient coat closet and open shelving that creates a welcoming first impression. The main floor is designed with everyday living in mind, featuring an open-concept layout and a large front window that fills the living room with natural light while overlooking the mature streetscape. The dining area flows seamlessly into the stylish kitchen, where quartz countertops, abundant cabinetry, and a premium appliance package including a built-in oven, microwave, cooktop, and dishwasher create a space that is both beautiful and practical. Just off the kitchen you'll find access to the finished rear deck, a convenient 2-piece powder room, and direct entry to the attached garage. Upstairs, the thoughtful floor plan offers three bedrooms, including a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. A second full 4-piece bathroom and an upper-level laundry room add convenience to everyday living. The unfinished basement provides excellent future potential with a separate side entrance already in place. Whether you're looking to create additional living space, a home gym, extra bedrooms, or explore the possibility of a future secondary suite (subject to city approval), the flexibility is there to make the space your own. A rare opportunity to own a brand-new

home in a mature southside neighbourhood, close to parks, walking paths, schools, and all the amenities that make south Lethbridge such a sought-after place to call home.