



GRASSROOTS
REALTY GROUP

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1248 Abitibi Road W
Lethbridge, Alberta

MLS # A2349721

\$609,900



Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,687 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

Brand new and beautifully designed backing green space in The Crossings! This 1,687 sq. ft. new construction Cedar Ridge home offers a unique and functional layout with 3 bedrooms, beautiful modern finishes, and room to grow. Step inside to a bright, open-concept main floor featuring 9' ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and a spacious kitchen with a large island and pantry. The kitchen flows seamlessly into the dining and living areas, creating a fantastic space for both everyday living and entertaining. The main-floor primary suite is a standout, complete with a walk-in closet and spacious 5 piece ensuite featuring dual sinks, a soaker tub, separate shower, and private water closet. You'll also love the convenience of main-floor laundry and a powder room for guests. Upstairs, you'll find two additional bedrooms—each with its own walk-in closet—plus a full bathroom, giving kids, guests, or family members their own comfortable space. Outside, the deck is already on, and the generous 25' x 23' attached garage provides plenty of room for vehicles and storage. The unfinished basement offers a blank canvas for future development, allowing you to customize the additional living space to suit your needs. This home even has low maintenance, durable cement fibre siding that provides an elevated look. Located in the highly desirable Crossings subdivision in West Lethbridge, this brand-new home combines a smart floor plan, stylish finishes, and the opportunity to make it your own. All that's left to do is move in and enjoy that new-home feeling!