

# \$1,900,000 - 701 47th Avenue N, Lethbridge

MLS® #A2224614

**\$1,900,000**

0 Bedroom, 0.00 Bathroom,  
Land on 50.09 Acres

Royal View, Lethbridge, Alberta

Future residential development land opportunity. This site is included in the Royal View Area Structure Plan (ASP) which is based on a vision that embraces quality, innovation, and sustainability to instill connectivity within the community as well as with its natural surroundings and landmarks. The Royal View ASP area is located on the north side of the City of Lethbridge. It includes the lands bounded to the north by the future 62nd Avenue North (City boundary), to the south by the future 44th Avenue North, to the east by 28th Street North, and to the west by the Oldman River tributary coulees. Key infrastructure will be coordinated with these developments including 44th Avenue road alignment, major power distribution, and stormwater management. Nearby amenities include Legacy Gate, Uplands Common Shopping Centre, and Wal Mart Supercentre as well as recreational areas such as Pavan Park, the Alexander Wildness Park, Lethbridge Sports Park, and Legacy Regional Park.



## Essential Information

MLS® #	A2224614
Price	\$1,900,000
Bathrooms	0.00
Acres	50.09
Type	Land
Sub-Type	Residential Land

Status	Active
--------	--------

## Community Information

Address	701 47th Avenue N
Subdivision	Royal View
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6C6

## Amenities

Utilities	See Remarks
-----------	-------------

## Exterior

Lot Description	Private, Open Lot
-----------------	-------------------

## Additional Information

Date Listed	May 26th, 2025
Days on Market	80
Zoning	V, FUD

## Listing Details

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.