

\$999,900 - 1257 9 Avenue N, Lethbridge

MLS® #A2245525

\$999,900

0 Bedroom, 0.00 Bathroom, 2,563 sqft

Multi-Family on 0.00 Acres

Winston Churchill, Lethbridge, Alberta

Versatile Pre-Sale Opportunity – Brand-New Full Duplex with a illegal Basement Suites on each side – Completing in 2026!

An incredible opportunity awaits on the north side of Lethbridge! This brand-new full duplex bungalow, scheduled for completion in 2026, offers unmatched flexibility for investors, multi-generational families, or owner-occupants seeking rental income.

Sitting on an 8,955 sq. ft. lot, this property features two fully self-contained units:

Unit A: 1,303 sq. ft.

Unit B: 1,260 sq. ft.

Each unit includes:

5 bedrooms & 4 full bathrooms (3 up, 2 down)

The basement suites with exterior access

9-foot ceilings for a bright, spacious feel

Separate entries and thoughtful layouts

Multiple options for buyers:

Live in one unit and rent out the other three to significantly offset your mortgage

Purchase as a full rental investment with 4



separate income-generating units

Ideal for extended families looking for
connected yet private living arrangements

Located in a quiet, established neighborhood
near parks, schools, and transit, this project
offers excellent long-term value and strong
rental potential.

Contact your REALTOR® today to explore
this rare and flexible opportunity!

Built in 2026

Essential Information

MLS® #	A2245525
Price	\$999,900
Bathrooms	0.00
Square Footage	2,563
Acres	0.00
Year Built	2026
Type	Multi-Family
Sub-Type	Duplex
Style	Back Split
Status	Active

Community Information

Address	1257 9 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H1J9

Amenities

Parking Spaces	6
----------------	---

Additional Information

Date Listed	August 4th, 2025
-------------	------------------

Days on Market	5
Zoning	R-L

Listing Details

Listing Office	Maxwell Devonshire Realty
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.