



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



Main Photo

Property Description

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:



P:

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!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Maxwell Devonshire Realty



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