

# \$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 | 79  |
| Zoning         | R-L |

**Listing Details**

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

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