

\$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
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Additional Information

Date Listed	August 4th, 2025
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Days on Market	20
Zoning	R-L

Listing Details

Listing Office	Maxwell Devonshire Realty
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