Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

1120 43 Avenue N
Lethbridge, Alberta

MLS # A2355094

$279,900

Division:	Legacy Ridge / Hardieville
Lot Size:	0.15 Acre
Lot Feat:	-
By Town:	-
LLD:	-
Zoning:	R-L
Water:	-
Sewer:	-
Utilities:	-

An incredible opportunity to build your dream home in the historic Hardieville neighbourhood of North Lethbridge! This spacious lot has recently been prepared with tree removal and stump grinding, has been surveyed, and already has a development permit in place. House plans are also included with the sale, giving you a great head start on bringing your vision to life. The options for what you want to build are endless! Adding even more value to the property is an impressive 30' x 40' heated shop, fully finished and loaded with features. Inside you'll find 12' ceilings, a 12' wide by 10' high overhead door with automatic opener, seven windows, a three-piece bathroom, ventilation, excellent insulation, painted drywall, and a freshly finished epoxy floor. The shop also features a wash bay with a 50' retractable hose and drain, four ceiling-mounted pulley systems for bike storage, updated lighting, keypad entry, and a substantial concrete floor ready for a lift to be installed. Out back, alley access leads to a 23' x 40' concrete parking pad with room for three vehicles and potential for additional parking. Hardieville offers a unique combination of small-town charm and city convenience. Once its own community, this established neighbourhood is known for its wider streets, mature trees, and distinctive homes. Located near the northern edge of the city, you'll enjoy a quieter, almost country-like setting while being just minutes from shopping, schools, parks, and major routes. Pavan Park, Legacy Park, and an extensive network of walking and biking paths are all nearby, along with a beautiful neighbourhood park at the end of the street featuring mature trees, green space, horseshoe pits, and views along the coulees. With continued growth in surrounding communities like Blackwolf and Legacy Ridge, this is a great opportunity to build something of your own in an established neighbourhood with plenty of character. Come take a look at the possibilities!

Copyright (c) 2026 Anne French. Listing data courtesy of Lethbridge Real Estate.com. Information is believed to be reliable but not guaranteed.