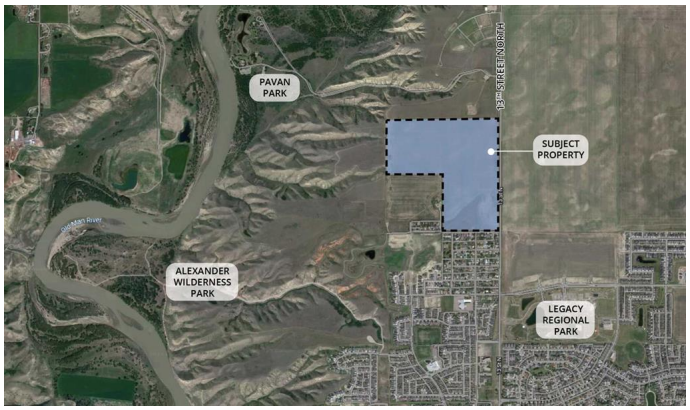
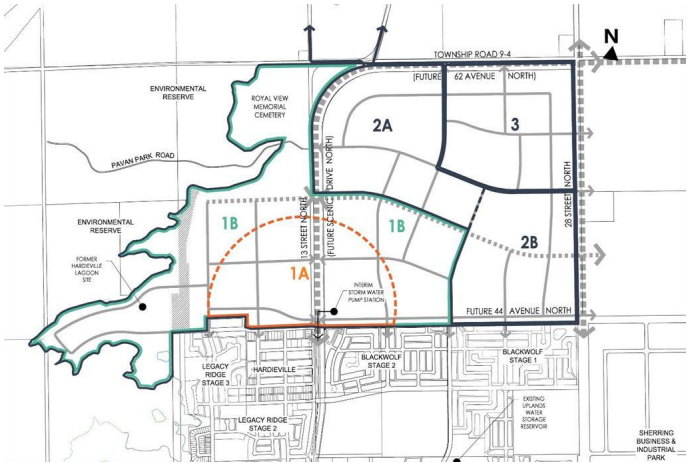
# $8,400,000 - 1211 44 Avenue N, Lethbridge

MLS® #A2233187

**$8,400,000**
0 Bedroom, 0.00 Bathroom,
Land on 110.51 Acres

Royal View, Lethbridge, Alberta




The Royal View ASP area is located on the north side of the City of Lethbridge. It includes the lands bounded to the north by the future 62nd Avenue North (Lethbridge boundary), to the south by the future 44th Avenue North, to the east by 28th Street North, and to the west by the Oldman River tributary coulees. Neighbouring communities, such as BlackWolf, are currently being developed along with a regional park. Key infrastructure will be coordinated with these developments including 44th Avenue road alignment, major power distribution and storm water management. This future residential development land is included in the Royal View Area Structure Plan (ASP). The ASP is based on a vision that embraces quality, innovation, and sustainability to instill connectivity within the community and its natural surroundings. The site is located near residential amenities including Legacy Gate Centre, Uplands Common Shopping Centre, and Wal Mart Supercentre as well as recreational areas such as the Alexander Wildness Park, Lethbridge Sports Park, and Legacy Park.

## Essential Information

| | |
|---|---|
| MLS® # | A2233187 |
| Price | $8,400,000 |
| Bathrooms | 0.00 |

| | |
|---|---|
| Acres | 110.51 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 1211 44 Avenue N |
| Subdivision | Royal View |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1H 6A7 |

## Additional Information

| | |
|---|---|
| Date Listed | June 18th, 2025 |
| Days on Market | 43 |
| Zoning | FUD |

## Listing Details

| | |
|---|---|
| Listing Office | AVISON YOUNG |

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