

\$1,900,000 - 701 47th Avenue N, Lethbridge

MLS® #A2224614

\$1,900,000

0 Bedroom, 0.00 Bathroom,
Land on 50.09 Acres

Royal View, Lethbridge, Alberta

Future residential development land opportunity. This site is included in the Royal View Area Structure Plan (ASP) which is based on a vision that embraces quality, innovation, and sustainability to instill connectivity within the community as well as with its natural surroundings and landmarks. 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 (City 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. Key infrastructure will be coordinated with these developments including 44th Avenue road alignment, major power distribution, and stormwater management. Nearby amenities include Legacy Gate, Uplands Common Shopping Centre, and Wal Mart Supercentre as well as recreational areas such as Pavan Park, the Alexander Wildness Park, Lethbridge Sports Park, and Legacy Regional Park.



Essential Information

| | |
|-----------|------------------|
| MLS® # | A2224614 |
| Price | \$1,900,000 |
| Bathrooms | 0.00 |
| Acres | 50.09 |
| Type | Land |
| Sub-Type | Residential Land |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------|
| Address | 701 47th Avenue N |
| Subdivision | Royal View |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1H 6C6 |

Amenities

| | |
|-----------|-------------|
| Utilities | See Remarks |
|-----------|-------------|

Exterior

| | |
|-----------------|-------------------|
| Lot Description | Private, Open Lot |
|-----------------|-------------------|

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 37 |
| Zoning | V, FUD |

Listing Details

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

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