

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

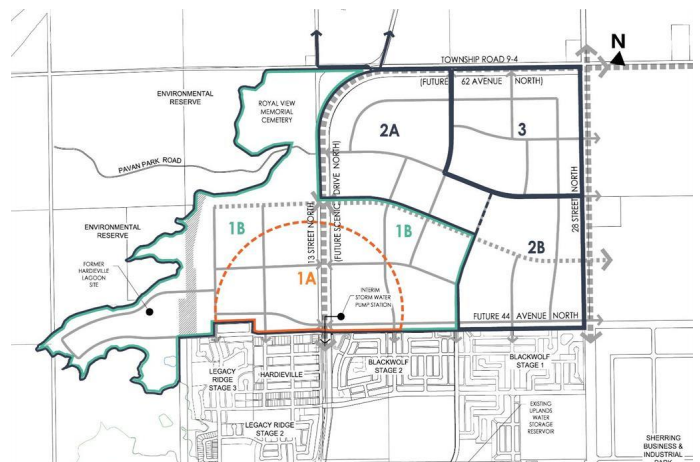
MLS® #A2233187

**\$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	47
Zoning	FUD

### **Listing Details**

Listing Office	AVISON YOUNG
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