

# \$269,900 - 50 Assiniboia Way W, Lethbridge

MLS® #A2092642

## \$269,900

2 Bedroom, 1.00 Bathroom, 866 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Although this home has been a one owner home, it does require updating. Even if you're not that handy with a paint brush there is equity available in this property. Along with perhaps new flooring, paint, and other things this could be your castle or perhaps your money maker. Please note appliances and central air conditioning are in as is condition. Real Property Report and municipal compliance dated April 8, 1994 will be provided as is.

Built in 1994

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2092642    |
| Price          | \$269,900   |
| Sold Price     | \$265,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 866         |
| Acres          | 0.08        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

Address 50 Assiniboia Way W



|             |                       |
|-------------|-----------------------|
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 6X3               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | See Remarks, Storage                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Range, Refrigerator |
| Heating           | Forced Air                                               |
| Cooling           | Central Air                                              |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full                                           |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2023 |
| Date Sold      | December 5th, 2023  |
| Days on Market | 21                  |
| Zoning         | R-CM                |
| HOA Fees       | 0.00                |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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