

\$349,800 - 87 Athabasca Road W, Lethbridge

MLS® #A2108637

\$349,800

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.10 Acres

Indian Battle Heights, Lethbridge, Alberta

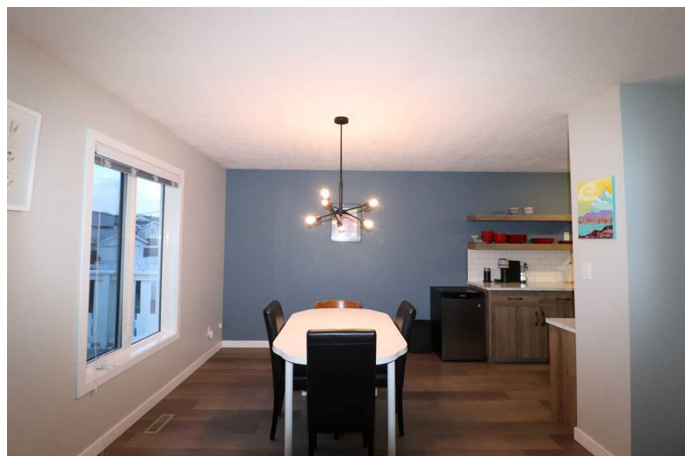
Be sure to put this home at the top of your list! It has so much to offer at an affordable price. With nearly 2000 sq ft of developed living space, 4 bedrooms, 2 full baths, an attached garage, and fully fenced yard, you'll need to hurry over! The home has been well cared for inside and out and offers many great updates and features. Modern kitchen cabinetry, counter tops and backsplash, updated vinyl plank flooring, updated bathrooms, 6 major appliances, plus central A/C. The exterior of the home offers a low maintenance factor with it's stucco siding, PVC windows, and updated architectural styled shingles. There is plenty of additional parking along the side street as well.

Nearby amenities include all levels of schooling both public and separate, playgrounds, parks, and walking paths, lots of shopping, restaurants, and a fantastic Recreation centre. The U of L isn't too far away as well. Hurry over!

Built in 1994

Essential Information

MLS® #	A2108637
Price	\$349,800
Sold Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004



Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	87 Athabasca Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached

Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	February 22nd, 2024
Date Sold	May 31st, 2024
Days on Market	98

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Royal LePage South Country - Lethbridge

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.