

\$299,900 - 22 Assiniboia Way W, Lethbridge

MLS® #A2111254

\$299,900

2 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Calling all investors and first time buyers! Here is a dreamy place in an ideal location that has been so well taken care of, and is ready for you to call home! This charming 4 level split has so much to love. Right through the front door you are greeted with vaulted ceilings, a great size living room, and a huge window flooding the space with natural light. Youâ€™ll love the kitchen with newer stainless steel appliances, and a separate dining space as well. The top floor features two good size bedrooms, a full bathroom, and a large linen closet as well. One of the best parts?! The third floor has a walkout basement, and is a fantastic bonus area/family room for whatever you need it for! This space is once again flooded with natural light, and also includes another large full bathroom. The basement level includes your laundry, mechanical (newer hot water tank), and tons of storage space. There is a double parking pad in the front so you never have to fight for street parking, and out back you will love the private backyard, the large full width deck, great size shed, and another double parking pad! Homes like this do not last long. Located just a couple blocks from schools, parks, playgrounds, and a short drive to groceries, restaurants, pharmacies, and so much more. Give your Realtor a call and come see this well maintained gem!

Built in 1994

Essential Information



MLS® #	A2111254
Price	\$299,900
Sold Price	\$309,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Storey
Status	Sold

Community Information

Address	22 Assiniboia Way W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Lawn, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2024
Date Sold March 13th, 2024
Days on Market 9
Zoning R-CM
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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