

\$390,000 - 2 Micmac Place W, Lethbridge

MLS® #A2128262

\$390,000

3 Bedroom, 3.00 Bathroom, 982 sqft

Residential on 0.16 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 2 Micmac Place, a charming 4-level split home nestled near the University of Lethbridge. This prime property is situated on a generous 61' x 115' corner lot, featuring a spacious 24' x 22' heated garage that is a dream for any hobbyist or car enthusiast. Upon entering the main floor, you're greeted by a warm and inviting living room, complete with an electric fireplace that adds a cozy ambiance. The space is refreshed with new laminate flooring creating a welcoming atmosphere for relaxation and entertainment. The kitchen is a chef's delight, boasting an abundance of cabinetry, stainless steel appliances, including a brand-new fridge and dishwasher, a built-in pantry, a quaint coffee nook, and a built-in bench perfectly framing your dining table in the eating area. A garden door opens to a two-tier deck and a large, interlocking private patio, offering a seamless transition to outdoor living and leading to the oversized garage. The backyard is a canvas awaiting your creative touch! Ascending to the upper level, you'll find a recently updated full bathroom and three bedrooms, including a generously sized master bedroom. The master features a 3 pc ensuite and an electric fireplace, making it a serene retreat. The third level unveils a spacious family room, an additional updated half bathroom, and a versatile room currently serving as a puzzle room, which could easily be converted into a fourth bedroom. The fourth level, currently undeveloped, offers ample space for laundry



and storage, presenting an opportunity for further customization. This lovely home is a testament to thoughtful updates with more recent improvements including garage shingles, newer windows, flooring, and paint, ensuring a move-in-ready experience. 2 Micmac Place is more than just a house; it's a place to call home, offering comfort, convenience, and endless possibilities. Don't miss out on making this your next home!

Built in 1983

Essential Information

MLS® #	A2128262
Price	\$390,000
Sold Price	\$379,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	982
Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2 Micmac Place W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H6

Amenities

Parking Spaces	6
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Parking	Double Garage Detached
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Permeable Paving, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Standard Shaped Lot, Street Lighting, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 31st, 2024
Days on Market	28
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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