

\$309,900 - 41 Lakhota Road W, Lethbridge

MLS® #A2134585

\$309,900

3 Bedroom, 2.00 Bathroom, 1,156 sqft
Residential on 0.06 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this beautifully updated 2-storey single-family home, featuring modern conveniences and classic charm. With numerous upgrades and meticulous maintenance, this home is move-in ready!

This home boasts two spacious bedrooms located on the upper level and one full bathroom with modern fixtures. The main floor is designed for both relaxation and entertaining, featuring a bright and welcoming living room, an open and airy dining area, and a fully renovated kitchen with stylish cabinetry and a new dishwasher installed in 2021. Patio doors from the dining area lead to a private deck with a charming pergola, perfect for outdoor dining and entertaining.

The basement is almost complete and offers a versatile space for a family room, home office, or play area, along with a conveniently located laundry room in addition to another great sized bedroom. Recent updates include freshly updated paint and flooring for a contemporary look, a new furnace installed in 2024 for efficient heating, a hot water tank installed in 2019, and almost all new windows installed in 2022, enhancing both energy efficiency and aesthetics.

This home combines modern updates with functional living spaces, making it ideal for families, professionals, first time home buyers â€“ you name it! Don't miss this opportunity!



Call your favourite realtor today to schedule a showing!

Built in 1988

Essential Information

MLS® #	A2134585
Price	\$309,900
Sold Price	\$313,750
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,156
Acres	0.06
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Lakhota Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K6H9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Lawn, Landscaped, Treed
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2024
Date Sold June 5th, 2024
Days on Market 13
Zoning R-CM
HOA Fees 0.00

Listing Details

Listing Office Braemore Management

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