

\$375,000 - 67 Ojibwa Road W, Lethbridge

MLS® #A2136017

\$375,000

3 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.13 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 67 Ojibwa Cres W; a quite crescent backing onto a greenspace! This well maintained home has 3 bedrooms, each accommodating king-size beds comfortably (a 4th bedroom could be possible) & 2 full baths, ensuring convenience for everyone!

You will enjoy the convenience of a double attached garage, providing ample space for vehicles and storage. Enjoy direct access to walking/biking trails with a backyard that backs onto a park access green strip, with an oversized yard - there is no shortage of green! The fully developed home with immediate possession available, making moving in a breeze. Stay cool in the summer months with central air conditioning, ensuring comfort year-round.

Entertain with ease in the open plan layout featuring a gas fireplace in the living room, creating a cozy ambiance for gatherings. The spacious kitchen & eating area is perfect for family meals and entertaining guests - with access to the back deck to make BBQing even easier!

Outside, a generous yard awaits, complemented by mature tree growth and cement fence retaining walls for added privacy. Enjoy the peace and quiet of the neighborhood while still having easy access to downtown and westside amenities.

This home comes complete with all appliances included, offering convenience from day one. Whether you're starting a family, enjoying the empty nest phase, or anything in between, this



versatile home is sure to meet your needs.
Don't miss out on this exceptional opportunity.
Contact your Realtor today to learn more
about Mortgage Plus options, making it easier
than ever to customize this home to your
liking. Your perfect home journey starts and
ends here.

Built in 1993

Essential Information

MLS® #	A2136017
Price	\$375,000
Sold Price	\$392,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	67 Ojibwa Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5K8

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached

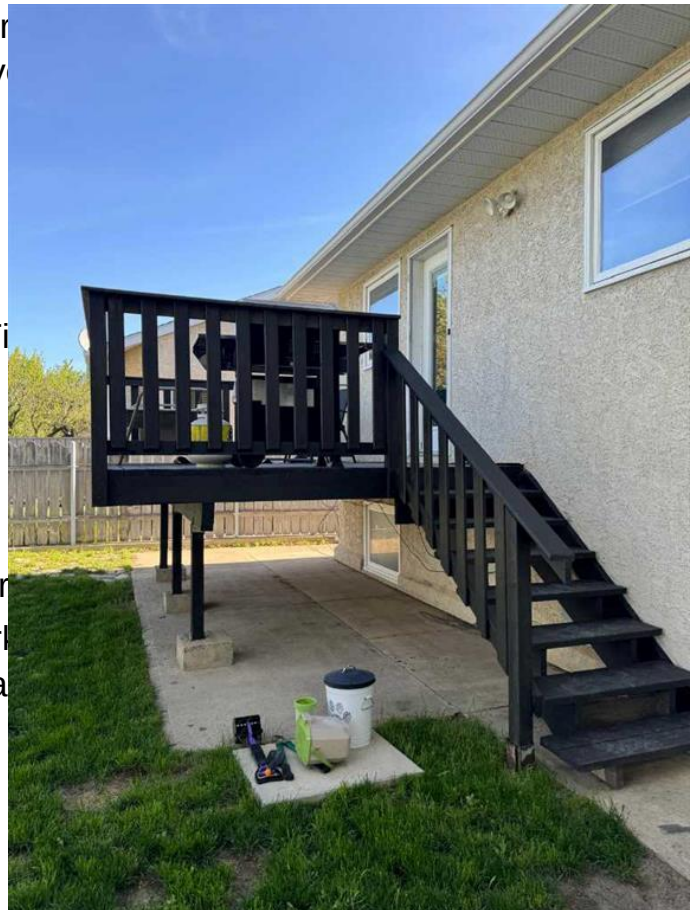
Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
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Appliances	Built-In Gas Range, Central Air Control(s), Refrigerator, Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park, Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete



Additional Information

Date Listed	May 29th, 2024
Date Sold	June 11th, 2024
Days on Market	13
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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