

\$388,800 - 63 Assiniboia Way W, Lethbridge

MLS® #A2156386

\$388,800

4 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

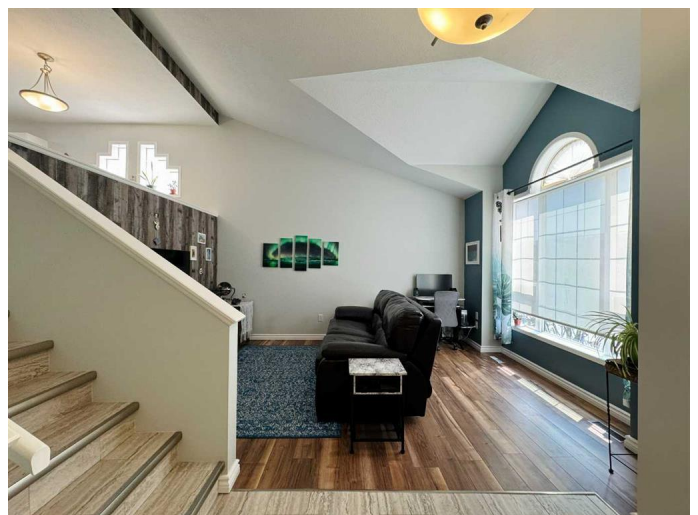
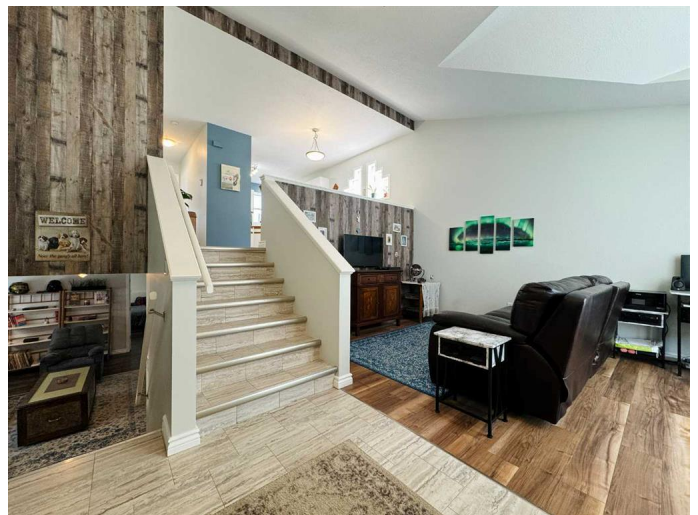
Welcome to 63 Assiniboia Way W, located in the peaceful neighbourhood of Indian Battle Heights, Lethbridge. This fully developed, move-in ready 4-level split home offers comfort and affordability, making it ideal for anyone looking to settle down. As you step inside, youâ€™ll be greeted by an open design with high ceilings and plenty of natural light from the large window. The main floor features a tiled entryway and a living room with engineered hardwood flooring. On the second floor, the kitchen provides ample cupboard space and easy access to the back deck, where you can relax in your private, fenced, and landscaped backyard, complete with a fire pit. This level also includes a 4-piece bathroom, a bedroom, and a primary bedroom with a double closet. Downstairs, you'll find a spacious family room, a fully finished utility and laundry area, another 4-piece bathroom, and a large bedroom. The lower basement adds a fourth bedroom with a closet and a versatile space ideal for an office or study area. If youâ€™re looking for a home thatâ€™s ready for you to move in and start living, this could be the perfect fit. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1994

Essential Information

MLS® #

A2156386



Price	\$388,800
Sold Price	\$384,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	63 Assiniboia Way W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Driveway, Gravel Driveway, Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 30th, 2024
Days on Market	21
Zoning	R-CM
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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