

\$550,000 - 126 Ojibwa Place W, Lethbridge

MLS® #A2164018

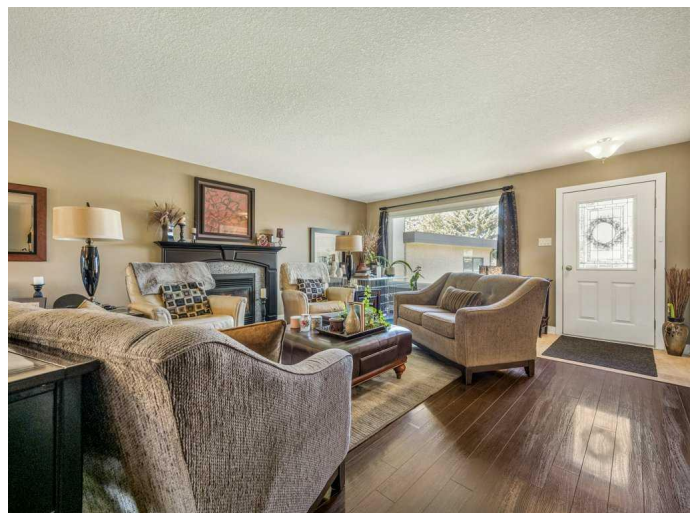
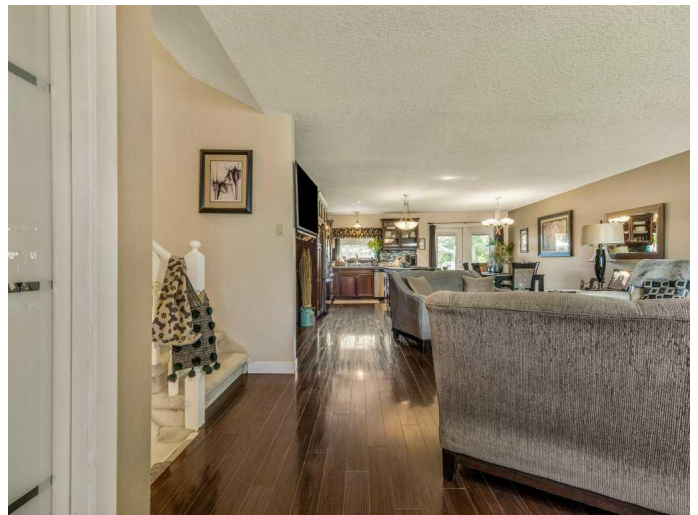
\$550,000

3 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.24 Acres

Indian Battle Heights, Lethbridge, Alberta

If you're in search of a meticulously maintained home with an expansive yard that feels like your own private park, this property is a must-see! This stunning 4-level split has undergone extensive renovations, including a 10-foot extension to the rear of the home on the top three levels. On the main level, you'll find elegant laminate flooring flowing from the entrance through the inviting living room, complete with a gas fireplace, and into the updated kitchen. The kitchen is a chef's dream, featuring an island, granite countertops, and stainless steel appliances, including a gas stove. Upstairs, discover three generously sized bedrooms, including a luxurious primary suite with a three-piece ensuite and a massive walk-in closet. Another beautifully appointed three-piece bathroom with a jetted tub completes the upper level. The third level boasts a spacious family room with a second gas fireplace, a three-piece bathroom, and a versatile office space with a third gas fireplace. Don't miss the barn door that leads to a substantial storage room! The fourth level offers endless possibilities for a flex space that can adapt to your family's needs—whether it's an additional bedroom, gym, media room, or a third living area. In the midst of city living, finding a backyard like this is a rare gem. This expansive outdoor space is surrounded by mature trees, creating a private and serene retreat where you can relish peace and quiet, entertain family and friends, or let the kids play



freely on their very own field within the safety of your backyard. The yard is beautifully landscaped, featuring an exposed aggregate patio and a charming pergola, perfect for relaxing or hosting gatherings in style. Additional highlights of this home include mostly updated windows (with the exception of the fourth level), an upgraded furnace, air conditioner, and HRV unit. The property also features a tankless hot water system, a heated double garage equipped with shelving and cabinets, and convenient underground sprinklers. The roof has been updated within the last decade, ensuring long-term durability and peace of mind. Come and explore this exceptional home that combines comfort, style, and versatility in one fantastic package!

Built in 1982

Essential Information

MLS® #	A2164018
Price	\$550,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,479
Acres	0.24
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	126 Ojibwa Place W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1K 5K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Partial, Partially Finished

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 30th, 2024
Days on Market	21
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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