

\$347,000 - 86 Assiniboia Way W, Lethbridge

MLS® #A2171147

\$347,000

2 Bedroom, 1.00 Bathroom, 874 sqft

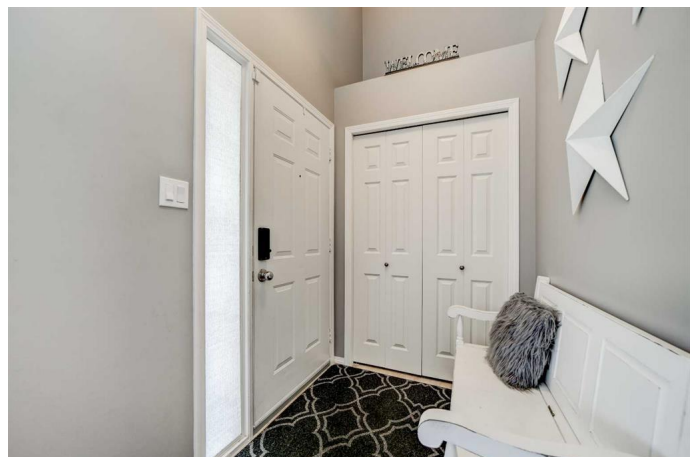
Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

FEATURING NEW FLOORING THROUGHOUT, NEW COUNTERS AND TILE, NEW PAINT, NEW CENTRAL AIR, NEW ROOF, NEW HOT WATER TANK and NEW SOD IN THE BACKYARD!! This is a beautiful, non smoking, clean house just waiting for its new owners to come make memories in. Its the perfect starter home-move in ready. It has 2 beds upstairs (the master has a big walk in closet), and 1 full bathroom, down a level is the kitchen, dining and living room area all with new paint and massively high ceilings and huge living room windows that give it a really spacious feeling. Down another level you have the cozy, warm and inviting lounge/ family room area for entertaining guests, playing with kids, or melting into the couch for movie night. It has large sliding doors to access the outdoor sunk in patio space, as well as a dog run and fully fence backyard that's in gorgeous condition with brand new sod! Back inside the house if you head down a few more steps from the lounge/ family area, you'll find laundry, utility, a mostly finished 3rd bedroom, storage and plumbing for another bathroom down there. Its clean and perfect for a first time home buyer or young family. Call your agent to book your viewing today!

Built in 1995

Essential Information



MLS® #	A2171147
Price	\$347,000
Sold Price	\$341,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	874
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	86 Assiniboia Way W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Smoking Home, Bathroom Rough-in, High Ceilings, Vinyl Windows, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Washer/Dryer, Window Coverings, Central Air Conditioner, ENERGY STAR Qualified Appliances, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Dog Run
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Lot Description	Back Yard, Landscaped, City Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	November 25th, 2024
Days on Market	46
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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