

\$394,900 - 307 Assiniboia Place W, Lethbridge

MLS® #A2185692

\$394,900

4 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.12 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this beautifully maintained 4-bedroom, 2-bathroom home that perfectly combines comfort, style, and modern living. Nestled in a quiet, family-friendly neighbourhood, this property boasts numerous upgrades designed to enhance energy efficiency and everyday convenience. Key Features Include: Spacious Living Areas, an open-concept layout which creates a warm and inviting atmosphere, with natural light streaming through new energy-efficient windows throughout the home.

Energy-Efficient Upgrades Include: Equipped with a brand-new Daikin high-efficiency furnace and air conditioning system, this home is designed for year-round comfort while saving on energy costs. The laundry room features a new washer and dryer, making laundry days a breeze and adding to the home's overall functionality. Step outside the new sliding door that leads to a large backyard, perfect for entertaining or relaxing on sunny days. The generously sized detached garage provides additional storage and parking convenience. With thoughtful updates and energy-saving features, this home is ideal for families or anyone seeking comfort and efficiency. Don't miss your chance to own this meticulously cared-for property - schedule your showing today!

Built in 1992

Essential Information



MLS® #	A2185692
Price	\$394,900
Sold Price	\$387,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	307 Assiniboia Place W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W2

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Wood

Additional Information

Date Listed January 17th, 2025
Date Sold March 3rd, 2025
Days on Market 45
Zoning R-CM
HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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