



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**50 Assiniboia Way W
Lethbridge, Alberta**

MLS # A2227928



\$425,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	878 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CM

Utilities: -

Inclusions: See appliances.

Nicely updated 4 bedroom, 2 bathroom bi-level home with NEW OVERSIZED DOUBLE DETACHED 22x26 GARAGE THAT FEATURES 8X18 DOOR just built in 2024! Open plan with vinyl plank flooring in main floor living areas. Bedrooms and Basement have carpet. Kitchen features quartz counters and stainless steel appliances! Main floor also has 2 bedrooms and a full bath with tub/shower combo. Basement is fully developed with family room, 2 more bedrooms, a 3 piece bathroom with shower, and a utility room with laundry. Current owners have added new central air conditioning in to keep cool in the summer, and some blinds on the windows. Backyard is fenced and landscaped with patio to enjoy. Front driveway allows parking for a 3rd vehicle. Home is close to several parks and school within walking distance! Immediate possession available! Move in and enjoy!