



GRASSROOTS
REALTY GROUP

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**114 Algonquin Road W
Lethbridge, Alberta**

MLS # A2228765



\$379,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,244 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Discover the ideal blend of comfort and opportunity in this charming West Lethbridge home, backing onto a peaceful park. Featuring 4 spacious bedrooms and 3 bathrooms (2 full, 1 half), this 1,244 sq. ft. property offers ample space for families and investors alike. Cozy up by the wood-burning fireplace or enjoy the convenience of a separate entrance on the third level—perfect for multi-generational living or rental potential. The large fenced backyard is a great retreat for kids, pets, or entertaining. Located near schools, parks, recreation, and shopping, this home is a true gem!