



GRASSROOTS
REALTY GROUP

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**15 Dakota Road W
Lethbridge, Alberta**

MLS # A2237362



\$350,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	797 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: microwave stand, shed (as is/where is), Living room furniture (couch, dining table/chairs, 2 chairs, coffee table, pictures, tv), security system hardware, laundry room freezer, electric lawn mower.

Welcome to 15 Dakota Road West – a fully developed four-level split tucked into the heart of Indian Battle Heights, just steps from parks, schools, and the convenience of West Lethbridge living. This charming home offers a thoughtful layout across four finished levels, with 3 bedrooms plus rec space (optional 4th bedroom?), and 2 full bathrooms, making it a flexible option for families, first-time buyers, or investors. Step inside to find a bright and inviting living room with updated flooring, vaulted ceiling, and large windows that fill the space with light. The spacious kitchen and dining area flow seamlessly together, offering plenty of cabinet space, updated white appliances, and easy access for entertaining. Upstairs, you'll find two generous bedrooms and a full 4-piece bath, while the lower level features another large bedroom with oversized windows, a walk-in closet, and another updated 4-piece bathroom steps away – perfect for a little extra privacy or guest accommodation. The fully finished basement offers a flexible rec space, ideal for movie nights, a games area, or even a home gym. You'll also find a dedicated laundry room and additional storage and utility space. Outside, enjoy a low-maintenance yard, off-street parking, and a fully fenced backyard with mature trees for shade and privacy. Bonus? You're just a short drive to the University of Lethbridge, shopping, groceries, and more. This home is clean, well-kept, freshly painted, and ready for its next chapter. Whether you're looking to live in or rent out, 15 Dakota Rd W is move-in ready and packed with value.