



GRASSROOTS
REALTY GROUP

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**42 Assiniboia Way W
Lethbridge, Alberta**

MLS # A2238078



\$360,000

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Indian Battle Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 997 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Standard Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Storage, Wet Bar | | |

Inclusions: fridge, stove, dishwasher, microwave, hood fan, blinds, washer, dryer

Hop into home ownership with this 4 level split in Indian Battle Heights! This home, tucked away on Assiniboia is a great entry level home for those wanting to join home ownership OR take on revenue properties! Close to amenities, parks and schools, this 2 bed, 2 bath home has a lot to offer. Spacious living areas with soaring ceilings, a walk-out basement complete with wet bar, storage space and lots to love.