



GRASSROOTS
REALTY GROUP

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**183 Cowichan Court W
Lethbridge, Alberta**

MLS # A2238977



\$517,500

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Stall		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full, Suite

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 2 FRIDGES, 2 STOVES, 2 DISHWASHERS, 1 MICROWAVE, 1 MICROWAVE HOOD FAN, 2 WASHERS, 2 DRYERS

Spacious 4-Bedroom Bi-Level with a "Legal suite". This extremely well-maintained home offers generous and comfortable living space; up & down! Located in a quiet neighbourhood, close to schools K-12, playgrounds, parks, shopping, and transit. Featuring 2 bedrooms up, 2 down, 2 full bathrooms, 2 laundry and brand new carpet / paint throughout. This gem is ready to go! Ideal for homeowners looking for a mortgage helper or investors seeking solid rental income. The main floor features vaulted ceilings, an open-concept layout, large front entrance and a rear garden door to private deck. The bright walkout basement suite has its own private entrance, covered patio and offers excellent separation for tenants or extended family. Bonus 25' x 21' detached garage sits at the rear, along with extra parking for multiple vehicles. With updates already done and income potential built in, this home is move-in ready and full of opportunity.