



**GRASSROOTS**  
REALTY GROUP

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

**151 Lakhota Crescent W  
Lethbridge, Alberta**

**MLS # A2240415**



**\$299,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Storage, Vaulted Ceiling(s), Wood Windows		

**Inclusions:** N/A

Ideal property for First-Time Buyers or Investors alike! One-owner 3-level split offers incredible potential for those ready to build equity with a few updates. Featuring 3 bedrooms, 2 bathrooms, vaulted ceilings, a sunken living room, and a spacious kitchen with direct access to a sunny back deck. The bright, open layout is filled with natural light, and the finished lower level provides valuable extra living space. Recent upgrades include a newer roof (2 years old). Located on a quiet street, just minutes from schools, shopping, and the University of Lethbridge! Lot might accommodate a future single garage with city approval.