



GRASSROOTS
REALTY GROUP

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**67 Cowichan Court W
Lethbridge, Alberta**

MLS # A2242021



\$375,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Sump Pump(s)		

Inclusions:	Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, Window Coverings, *Central Vacuum/Attachments - as is
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Welcome to 67 Cowichan Court W, a bright and inviting 4-bedroom, 2-bathroom home located in the heart of West Lethbridge. Just a short walk to schools, parks, shopping, and the YMCA, this home offers everyday convenience in a family-friendly neighbourhood. The main floor features a spacious living area filled with natural light, a functional kitchen and dining space with direct access to the backyard deck, plus the primary bedroom, a second bedroom, and a full 4-piece bathroom. Downstairs, you'll find a cosy family room, two more generously sized bedrooms, a 3-piece bathroom, a laundry/utility room, and extra storage under the stairs. With central A/C, hardwood floors on the main level, and a private, fenced yard, this home is move-in ready. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.