



GRASSROOTS
REALTY GROUP

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**86 Assiniboia Way W
Lethbridge, Alberta**

MLS # A2244067



\$359,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	953 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CM
Utilities:	-

Inclusions: Fridge, Stove, dishwasher, microwave, washer, dryer, window coverings, central air, shed as is where is, vanity in shed

Nice clean, move in ready single family home in west Lethbridge. Features 3 developed levels, walk-out basement, 2 bedrooms, 1 bathroom, soaring ceilings in the main living area, bright with natural light, white kitchen, no carpet, central air, off street parking, dog run, back lane with room to potentially add a garage. Still room to build some equity developing the 4th level to add a second bathroom and 3rd bedroom. Some electrical and drywall has been completed. Comes with all appliances, window coverings, central air and storage shed. Some updates in recent years include flooring, paint, countertops, roof, central air, hot water tank and more.