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## 110 Ojibwa Road W Lethbridge, Alberta

MLS # A2256541



\$489,900

Division:	Indian Battle Heights					
Type:	Residential/Hou	ise				
Style:	4 Level Split					
Size:	1,641 sq.ft.	Age:	1982 (43 yrs old)			
Beds:	4	Baths:	3			
Garage:	Double Garage Attached, Off Street					
Lot Size:	0.13 Acre					
Lot Feat:	Back Yard, Landscaped, Other					

Floors:Carpet, LaminateSewer:-Roof:Flat Torch Membrane, Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:StuccoZoning:R-LFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Stucco Zoning: R-L	Floors:	Carpet, Laminate	Sewer:	-
Exterior: Stucco Zoning: R-L	Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Stucco	Zoning:	R-L
	Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Open Floorplan, See Remarks

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Welcome to 110 Ojibwa Road West! This beautiful 4-bedroom home showcases a perfect blend of comfort, style, and modern upgrades. The open-concept layout flows into a stunning brand new kitchen, ideal for both everyday living and entertaining. A fully renovated ensuite bathroom and numerous other updates add to the appeal. Enjoy the bright and versatile enclosed sunroom, the convenience of a double attached garage with a new roof, and a large, well-maintained backyard— perfect for relaxing or entertaining outdoors.vAll of this is completed by an ideal location: just 6 minutes to downtown, and close to schools, the YMCA, shopping, and more!