



**337 Ojibwa Place W  
Lethbridge, Alberta**

**MLS # A2259238**

**\$539,000**



<b>Division:</b>	Indian Battle Heights	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bi-Level	
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b> 1993 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b> 3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street	
<b>Lot Size:</b>	0.21 Acre	
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscape	

<b>Heating:</b>	High Efficiency, Forced Air, 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	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** shed

This lovely 1380 square foot, 6 bedroom, 3 bathroom home is located on a quite cul de sac in west Lethbridge. This home provides plenty of room for a growing family or has potential for converting the basement to a separate suite due to existing separate basement entry. Well kept and maintained in excellent condition, this property features a large kitchen with an island, engineered stone counter tops and walk in pantry. The ample dining room leads to a large covered rear deck and large, mature back yard with a productive apple tree and other trees. A large double attached garage with basement entry into a large storage room leaves plenty of room for all your projects. The 3 piece master ensuite bathroom and main bathroom with deep jetted tub are nice touches as well. Enjoy lower effort yard maintenance with underground sprinklers and year round comfort with the central A/C. The home provides lots of parking and is close to schools as well.