



**GRASSROOTS**  
REALTY GROUP

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**234 Chilcotin Road W  
Lethbridge, Alberta**

**MLS # A2266761**



**\$445,900**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights                     |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bi-Level                                  |               |                   |
| <b>Size:</b>     | 1,119 sq.ft.                              | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot                     |               |                   |

|                    |                                               |                   |      |
|--------------------|-----------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Pantry, Storage, Sump Pump(s) |                   |      |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, light fixtures

Great home, great price! Pride of ownership shines in this wonderfully maintained bi-level split, ideally located on a desirable corner lot across from Blackfoot park. Offering, 1118 square feet, this home features updates including vinyl plank flooring 2023, central air 2013, hot water tank 2020, and shingles 2021 . The main floor welcomes you with a spacious kitchen featuring stainless steel appliances, a center island and a pantry for extra storage. The bright living room is highlighted by a cozy gas fireplace, perfect for family gatherings. The primary suite includes a walk-in closet and 3 piece ensuite, while a second bedroom and 4 piece bath complete this level. The fully developed basement offers even more living space, including a large family room, two additional bedrooms, and 3 piece bath, ideal for a growing family. Step outside to a very private tree lined yard that provides a peaceful retreat. The fully fenced dog run, extending along the back of the home, makes this property perfect for pet owners. With it's thoughtful updates, and exceptional value, this home is a must see!