



GRASSROOTS
REALTY GROUP

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**175 Cowichan Court W
Lethbridge, Alberta**

MLS # A2267174



\$400,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,044 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions:	u/g sprinklers
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Immaculate Home in a Quiet, Amenity-Rich Neighbourhood Welcome to a beautifully maintained home tucked away on a peaceful street in one of West Lethbridge's most convenient and desirable areas. Here, you are just moments from The Crossings, offering exceptional access to high schools, restaurants, a grocery store, coffee shops, the YMCA, ice arenas, and even the new Temple. Parks and schools are also close by, making this an ideal location for families and anyone seeking comfort and convenience. Pride of ownership is evident throughout this fully developed property. Inside, you'll find four bedrooms and two full bathrooms, with thoughtful updates that keep the home feeling modern and fresh. The kitchen features under-cabinet lighting, a stainless steel fridge, black stove and dishwasher, and excellent functionality for everyday living. The home also includes a washer and dryer, along with underground sprinklers that keep the lawn lush and green with ease. Outdoor living is a highlight here. The rear deck offers built-in storage underneath and is topped with a charming pergola, creating the perfect space to unwind on warm summer evenings. The yard is well cared for, offering ample room to enjoy, and the property backs onto an alley that presents future potential for a garage if desired. This is a rare opportunity to own a home that has been so lovingly maintained in such a quiet yet perfectly situated neighbourhood. Come see for yourself why this location and home are so highly sought after.