



**GRASSROOTS**  
REALTY GROUP

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**66 Assiniboia Way W  
Lethbridge, Alberta**

**MLS # A2268734**



**\$369,999**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

<b>Inclusions:</b>	Gazebo
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Welcome to this delightful three-level home offering everything you need and more! Featuring 3 bedrooms (2 up and 1 down) and 2 full bathrooms, this well-maintained property is truly move-in ready. Enjoy modern comforts including air conditioning, beautifully maintained landscaping, a deck, patio, and gazebo &mdash; perfect for relaxing or entertaining. The front driveway provides convenient parking. Located in the heart of the Westside, you&rsquo;ll be just minutes from parks, schools, and all amenities.