



66 Assiniboia Way W  
Lethbridge, Alberta

MLS # A2268734



**\$369,999**

**Division:** Indian Battle Heights

**Type:** Residential/House

**Style:** 3 Level Split

**Size:** 907 sq.ft. **Age:** 1995 (31 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Off Street, Parking Pad

**Lot Size:** 0.08 Acre

**Lot Feat:** 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		

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 — perfect for relaxing or entertaining. The front driveway provides convenient parking. Located in the heart of the Westside, you'll be just minutes from parks, schools, and all amenities.