



GRASSROOTS
REALTY GROUP

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10 Assiniboia Way W
Lethbridge, Alberta

MLS # A2270543



\$389,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,203 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CM
Utilities:	-

Inclusions: N/A

Welcome to 10 Assiniboia Way West — a charming 4-level split with fantastic curb appeal and an inviting, well-maintained interior. Featuring vaulted ceilings, a bright open layout, and two spacious living areas, this home offers both comfort and function. With 4 bedrooms and 2 bathrooms, there's plenty of space for the whole family. Enjoy the convenience of a walk-out basement and a fully insulated double detached garage. Located just steps from J.S. Lakie Middle School and only a short drive to the University of Lethbridge, this home blends small-community warmth with city convenience. Exceptional value for the price — and with the 4-level split design, you get extra usable space beyond the RMS measurements!