



**GRASSROOTS**  
REALTY GROUP

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**110 Ojibwa Road W  
Lethbridge, Alberta**

**MLS # A2277516**



**\$479,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Welcome to 110 Ojibwa Road West! This beautiful 4-bedroom home showcases a perfect blend of comfort, style, and modern upgrades. The open-concept layout flows into a stunning brand new kitchen, ideal for both everyday living and entertaining. A fully renovated ensuite bathroom and numerous other updates add to the appeal. Enjoy the bright and versatile enclosed sunroom, the convenience of a double attached garage with a new roof, and a large, well-maintained backyard—perfect for relaxing or entertaining outdoors. All of this is completed by an ideal location: just 6 minutes to downtown, and close to schools, the YMCA, shopping, and more!