



**GRASSROOTS**  
REALTY GROUP

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**43 Chilcotin Way W  
Lethbridge, Alberta**

**MLS # A2277934**



**\$465,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaping		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Kitchen Island, Pantry, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

Welcome to 43 Chilcotin Way W, a solid 4 bedroom, 2 bathroom bungalow on a quiet street in West Lethbridge, backing onto a green strip. Upstairs you'll find two bedrooms and a full bathroom, along with updated flooring that gives the main level a clean, refreshed feel. The layout is practical and comfortable, with good natural light and a nice flow for everyday living. The walk-out basement adds a lot of usable space and flexibility, featuring two additional bedrooms, a 3-piece bathroom, and direct access to the backyard — great for guests, older kids, or extended family. One of the highlights of this home is the private backyard setting. You'll love the views from the back porch, whether you're sipping your morning coffee or unwinding at the end of the day, with nothing but green space behind you. Add in the heated garage for winter comfort, proximity to schools, parks, walking paths, and you've got a well-rounded home in a great location.