



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**86 Salish Place W
Lethbridge, Alberta**

MLS # A2284536



\$665,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,784 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Lighting, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, gas range, dishwasher, washer, dryer, A/C, UG sprinklers, home camera system, water softener, window coverings

Looking for a beautiful home in a great area? Look no further than 86 Salish Place W! This amazing home features 1,784 square feet of living space across the main level and upper level. This home has also seen plenty of major updates over the previous few years, including the roof, flooring, a new furnace, and central air conditioning. As soon as you enter the home, you will notice how much space you have. The foyer leads to the attached garage, which will be the envy of your friends and family. On the main level, you have a great open-concept area with a kitchen, dining area, and living room that is complete with a fireplace. This level has a spacious laundry room, a 4pc bathroom, and two bedrooms. You also have access to the back deck through the dining room, and that will get plenty of use during the warmer months. Moving to the upper level, this is where you will find the primary bedroom, complete with a walk-in closet and a 5pc ensuite bath. If you're in need of a great bedroom, this one will be hard to beat. The lower level is just as impressive as the main level, as it has a big family room, two more bedrooms, and a 3pc bathroom. Outside, you have a beautiful patio area and underground sprinklers. Located in a great neighbourhood with amazing neighbours, this home has it all. Don't let this one slip away, contact your favourite REALTOR® today!