



**15 Dakota Road W
Lethbridge, Alberta**

MLS # A2284905



\$379,000

Division: Indian Battle Heights

Type: Residential/House

Style: 4 Level Split

Size: 802 sq.ft. **Age:** 1983 (43 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street

Lot Size: 0.07 Acre

Lot Feat: Front Yard, Landscaped, Lawn

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: R-CM

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Fridge, stove, dishwasher, washer, dryer, A/C

15 Dakota Rd W is a move-in-ready West Lethbridge home that delivers an attractive price point with real potential for rental income. With 3 bedrooms and 2 bathrooms across 802 sq ft, the layout is efficient and comfortable—ideal for first-time buyers, downsizers, or investors looking for a low-maintenance addition to their portfolio. Set in a quiet neighborhood, this property keeps you close to the essentials while still feeling tucked away. Spend weekends at nearby Iroquois Park, grab groceries at Safeway West Lethbridge, and enjoy easy access to west side K-12 schools. The University of Lethbridge is also within convenient reach, supporting long-term tenant demand and making this location especially appealing for student or staff rentals. Inside, the home is ready to enjoy from day one—bring your furniture, settle in, and start living. Thoughtful mechanical upgrades add everyday comfort and efficiency, including a high efficiency furnace, central A/C, and a newer hot water tank—features that can help reduce operating costs and enhance year-round livability for owners or tenants. For buyers focused on value, this is an opportunity to enter the market without overextending. For investors, the combination of a practical 3-bedroom configuration and proximity to parks, shopping, and campus amenities sets the stage for steady occupancy and reliable returns. If you've been waiting for a home that balances affordability, livability, and income potential, this Dakota Rd W address is worth a closer look.