



**15 Dakota Road W  
Lethbridge, Alberta**

**MLS # A2284905**



**\$369,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

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

15 Dakota Rd W is a move-in-ready West Lethbridge home offering an appealing price point and a comfortable setting for everyday family life. With 3 bedrooms and 2 bathrooms in 802 sq ft, the layout is practical, welcoming, and easy to make your own—ideal for first-time buyers or anyone looking to right-size without giving up comfort. Located in a quiet neighborhood, this home keeps daily essentials close while still feeling nicely tucked away. Enjoy time outdoors at nearby Iroquois Park, quick errands to Safeway West Lethbridge, and convenient access to west side K-12 schools. The University of Lethbridge is also just minutes away, adding to the home’s long-term appeal. Inside, the home is ready to enjoy from day one. Simply move in, unpack, and settle into a space designed for easy living. Thoughtful upgrades add comfort and peace of mind through every season, including a high efficiency furnace, central A/C, and a newer hot water tank. For buyers focused on affordability and livability, this is a great opportunity to step into home ownership with confidence at an attainable price point. While the emphasis here is on family living, the 3-bedroom layout and desirable west side location may also appeal to buyers who value future rental income potential. If you’ve been searching for value, convenience, and everyday comfort, 15 Dakota Rd W deserves a closer look.