



**GRASSROOTS**  
REALTY GROUP

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**126 Ojibwa Place W  
Lethbridge, Alberta**

**MLS # A2286802**



**\$514,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,509 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water		

**Inclusions:** Hood Fan, All window coverings, 1 garage opener controller, garage heater, cupboards and shelving in garage, underground sprinklers, 2 security cameras & doorbell Camera, 2 backyard Patio lamps, patio table & 4 chairs

Welcome to this beautifully maintained 4-level split, perfectly situated on a 10,609 sq ft lot—just shy of a quarter acre—offering over 2,500 sq ft of fully developed living space across three finished levels. The main floor is filled with natural light from expansive windows that create a warm and inviting atmosphere. The spacious living room features the first of three gas fireplaces, adding charm and comfort. The kitchen is truly a chef’s delight, showcasing granite countertops, a large island, abundant cabinetry, and stainless steel appliances—including a new gas stove (December 2025). From the kitchen sink window, enjoy stunning views of the massive backyard oasis. Upstairs, you’ll find a HUGE primary retreat complete with a walk-in closet and private 3-piece ensuite featuring a luxurious steam shower. Two additional generously sized bedrooms and a well-appointed 3-piece bathroom with jetted tub complete the upper level. The lower level offers a very spacious family room with a freestanding gas fireplace—perfect for cozy evenings. Adjacent is a private office with its own entrance and an additional gas fireplace, ideal for a home-based business or quiet workspace, plus another 3 piece bathroom. The basement level provides abundant space, currently used for storage but easily adaptable as a gym, media room, or recreation area. The nearly quarter-acre lot is truly exceptional. The backyard is a private sanctuary, beautifully landscaped with mature trees, lush green grass, and vibrant summer blooms. Fully fenced, it’s perfect for children, pets, entertaining family and friends, or simply relaxing in peace. The outdoor living space includes exposed aggregate and brick patio areas, a pergola, and two large patio lamps—an ideal setting for summer evenings. Additional features

include: • Tankless hot water heater • Central air conditioning • Underground sprinkler system • Heated double garage  
Tucked away in a quiet cul-de-sac with easy access to all amenities, this remarkable home offers space, comfort, and lifestyle.  
Don't miss your opportunity—call your favourite AGENT and book your private showing today.