



GRASSROOTS
REALTY GROUP

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**22 Assiniboia Road W
Lethbridge, Alberta**

MLS # A2287156



\$390,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	987 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Storage		

Inclusions: Refrigerator x2, Stove x2, Dishwasher, Washer, Dryer, Window coverings

Great opportunity in desirable Indian Battle Heights! This well-maintained home offers excellent flexibility for investors or homeowners seeking additional income. The main floor features 3 bedrooms and 1 bathroom, highlighted by a bright open-concept layout that creates an inviting living and dining space. The lower illegal suite includes 2 bedrooms and 1 bathroom, complete with its own kitchen and comfortable living area. Separate entrances for both suites provide privacy and strong rental potential. With ample storage space and a prime location close to schools, parks, shopping, and walking and bike paths, this property is a smart investment in a convenient, family-friendly neighbourhood.