



GRASSROOTS
REALTY GROUP

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**163 Cowichan Court W
Lethbridge, Alberta**

MLS # A2294030



\$419,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,033 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

This meticulously maintained home offers exceptional curb appeal and pride of ownership throughout. The thoughtfully designed landscaping creates a welcoming first impression, while inside you're greeted by an open entry that seamlessly connects the two levels. Tastefully updated with modern colours, the main floor features a bright and spacious living room filled with natural light, flowing into a generous dining area that comfortably accommodates a table for six. The well-appointed kitchen is designed for both function and connection, offering abundant counter space and ample cabinetry to meet all your storage needs. The primary bedroom easily fits a king-size bed and includes a spacious closet, while three additional bedrooms provide room for a growing family. The lower-level family room is ideal for movie nights or entertaining friends. Outside, enjoy a fully fenced and landscaped yard complete with a rear deck leading to a lower patio—perfect for relaxing even on breezier days. Added privacy from the west neighbour is provided by a walking path between the properties. A wonderful starter home you'll be proud to call your own. Price includes all appliances and window coverings.