



**33 Chilcotin road
Lethbridge, Alberta**

MLS # A2295319



\$325,000

Division:	Indian Battle Heights		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	704 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: Refrigerator, Stove, Microwave, washer/dryer, Central AC, window coverings

Welcome to this charming townhouse that perfectly combines comfort, convenience, and affordability. Inside, discover a functional layout featuring three spacious bedrooms—two with walk-in closets—and one and a half well-appointed bathrooms. The inviting living area showcases beautiful hardwood floors and a cozy gas fireplace, ideal for relaxing evenings. The efficient U-shaped kitchen offers generous counter space and storage, making meal prep effortless. Step outside to enjoy off-street parking, a small deck, and a patio area—perfect for outdoor dining or unwinding. Conveniently located near shopping, schools, and the university, this townhouse is an excellent choice for families, professionals, or students seeking a comfortable and well-located home.