



**15 Cowichan Court W  
Lethbridge, Alberta**

**MLS # A2302573**



**\$499,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Stall		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** 2 fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, microwave (upstairs), O/H microwave hood fan (bsmt), window coverings, garage door opener, nest thermostat, front door: nest camera & door code device, nest connect device, central vac canister only (as is/where is)

Get into the market with room to grow! This home is exactly what you can't find right now in west Lethbridge. It checks all the boxes on condition, location, price and square footage! With a very bright and open illegal suite in the basement + tons of parking for everyone, your options are limitless. On the main floor of this bi-level you're greeted by a spacious living room with south facing windows. Around the corner is a functional u-shaped kitchen with tons of extra cabinets and a dining area with direct access to the back deck. There are 2 bedrooms and 2 bathrooms on this floor - with your large primary offering a walk-in closet and 3-piece ensuite for extra privacy. Downstairs is a bright walk-out basement, offering a large, open concept living room and kitchen, plus 2 big bedrooms, a 3 piece bath and storage/utility area. (Both upstairs and down have their own washer/dryer). There is ample extra parking at the back too. Newer mechanical systems make this a sound investment for first time homebuyers and investors alike. Call your agent and come see this one ASAP!