



**213 Ojibwa Place W
Lethbridge, Alberta**

MLS # A2138260



\$375,500

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,164 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, stove, microwave, washer, dryer, central vac and attachments, garden shed

Welcome to 213 Ojibwa Place West! This is a one-owner home and has been kept in immaculate condition. Located in a fantastic, quiet cul-de-sac, this home is also just steps away from the G.S. Lakie School school yard. This home features a large living room, along with a big kitchen and dining area on the main level. The upper level features three bedrooms, including the primary bedroom with a three-piece ensuite. There is another full bath on this level as well. The third level boasts a big family room, a fourth bedroom and laundry room. The fourth level is undeveloped and could be a great storage area, or developed to your liking. Outside is a lovely park-like yard with deck, with double off-street parking. This home is located close to schools, shopping, restaurants, parks and trails.