



**GRASSROOTS**  
REALTY GROUP

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**96 Chilcotin Road W  
Lethbridge, Alberta**

**MLS # A2144346**



**\$350,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Greenbelt, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, Central A/C, Hood Fan, Garage Door Opener and 1 Remote

Welcome to your new home in the desirable Indian Battle Heights neighborhood on Lethbridge's vibrant west side! This charming residence offers the perfect blend of comfort and functionality with 4 bedrooms, 2 bathrooms, and approximately 930 sq ft of well-designed living space. Step inside to discover a warm and inviting atmosphere, highlighted by newer laminate flooring upstairs and stylish vinyl plank flooring downstairs. The heart of this home is the well-appointed kitchen, where culinary enthusiasts will appreciate the modern layout and decent counter space. Whether you're hosting family gatherings or intimate dinners, this space is sure to inspire your inner chef. The roof that's just 10 years old, provides peace of mind and protection for years to come. A brand new water tank was installed in 2022. In the rear of the property, there's a single detached garage with alley access, providing secure parking and additional storage options. In the front of the home, you'll find a convenient parking pad with room for 2 cars, making sure parking is never a hassle. Don't let this gem pass you by! Contact your favourite realtor today.