



**GRASSROOTS**  
REALTY GROUP

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**6 Assiniboia Road W  
Lethbridge, Alberta**

**MLS # A2169437**



**\$349,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | 3 Level Split         |               |                   |
| <b>Size:</b>     | 951 sq.ft.            | <b>Age:</b>   | 1993 (31 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre             |               |                   |
| <b>Lot Feat:</b> | Standard Shaped Lot   |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Block

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

Welcome to this adorable gem in a lovely neighborhood! This charming 3-level split home offers 951 square feet of cozy comfort, with 3 bedrooms (2 upstairs and 1 downstairs) and 2 full bathrooms. The bright and inviting living room features tall windows that fill the space with sunshine, creating the perfect relaxing spot. Step outside to the spacious deck, ideal for morning coffee or evening gatherings. You'll love the updates, including a new furnace (2022), air conditioning (2021), beautifully refreshed bathrooms, stylish vinyl plank flooring upstairs, soft new carpet in the basement, a remodeled kitchen (2021), and a brand-new roof (2020). Plus, new front and bedroom windows to make this home even more inviting.