



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6 Assiniboia Road W
Lethbridge, Alberta**

MLS # A2169437



\$365,000

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