



**86 Assiniboia Way W  
Lethbridge, Alberta**

**MLS # A2171147**



**\$347,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Dog Run Fenced In, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

FEATURING NEW FLOORING THROUGHOUT, NEW COUNTERS AND TILE, NEW PAINT, NEW CENTRAL AIR, NEW ROOF, NEW HOT WATER TANK and NEW SOD IN THE BACKYARD!! This is a beautiful, non smoking, clean house just waiting for its new owners to come make memories in. Its the perfect starter home- move in ready. It has 2 beds upstairs (the master has a big walk in closet), and 1 full bathroom, down a level is the kitchen, dining and living room area all with new paint and massively high ceilings and huge living room windows that give it a really spacious feeling. Down another level you have the cozy, warm and inviting lounge/ family room area for entertaining guests, playing with kids, or melting into the couch for movie night. It has large sliding doors to access the outdoor sunk in patio space, as well as a dog run and fully fence backyard that's in gorgeous condition with brand new sod! Back inside the house if you head down a few more steps from the lounge/ family area, you'll find laundry, utility, a mostly finished 3rd bedroom, storage and plumbing for another bathroom down there. Its clean and perfect for a first time home buyer or young family. Call your agent to book your viewing today!