



**7 Chilcotin Way W
Lethbridge, Alberta**

MLS # A2171926



\$419,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,022 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, hood fan, microwave, garage door opener + remote, blinds, gazebo, central air conditioner

Here's a practical bi-level in Indian Battle Heights with an open floor plan, some upgrades and a delightful backyard that backs onto a green space! There's just over 1,000 sq/ft on the main floor that hosts 2 bedrooms, a 4 piece bathroom, living area with vaulted ceilings and a granite coated, two tone kitchen. The developed basement has an additional 2 bedrooms, 3 piece bathroom, laundry room with storage area, well sized family room and there's still a backyard to enjoy! Fire pit area, gazebo, deck and in a great location near amenities.