



**54 Assiniboia Way W  
Lethbridge, Alberta**

**MLS # A2174359**



**\$385,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters		

**Inclusions:** Fridge (as is, where is) x 2, stove, washer, dryer, OTR hood fan, window coverings, central air conditioner, garage heater, deep freeze

Here's a turn-key bi-level in Indian Battle Heights with a few fun extras to enjoy! With both front and rear off-street parking, this home offers not only parking pads, but a double detached garage! It's fully landscaped and fenced with turf in the backyard and a huge, private deck to boot! Heading inside, the main floor is bright, welcoming and hosts a well sized living room with an eat-in kitchen. 2 bedrooms upstairs share a 4 piece bathroom. The finished basement hosts yet another family room, 2 more bedrooms, 3 piece bathroom, some storage space and laundry! Great location near G.S. Lakie Middle School, amenities, parks and playgrounds!