



**10 Athabasca Way W
Lethbridge, Alberta**

MLS # A2176160



\$349,999

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	948 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s)		

Inclusions: STOVE; RANGEHOOD; DISHWASHER; REFRIGERATOR; WASHER; DRYER; CENTRAL A/C; SHED

Welcome to your new home located close to schools! This spacious and well-maintained 4-level split offers comfort, style, and all the essentials for comfortable living. Featuring 3 generously sized bedrooms and 2 full bathrooms, this home has been updated with some new flooring and thoughtfully upgraded systems, ensuring peace of mind for years to come. Enjoy an inviting walk-out basement that leads directly to a private backyard, complete with a custom privacy wall—ideal for gatherings or quiet outdoor relaxation. Significant updates include a brand-new roof in 2024, central air conditioning in 2023, furnace in 2023, hot water tank in 2022, and a new dishwasher in 2023. With multiple levels providing ample living space and flexibility, this home is perfect for a variety of lifestyles. Don't miss out on this turnkey property that combines style, function, and convenience!