



**307 Assiniboia Place W  
Lethbridge, Alberta**

**MLS # A2185692**



**\$399,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Cork, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Wood
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CM
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, hood fan, microwave, deep freezer, window coverings, attached shelves in the family room, washer, dryer, garage door opener with remote.

Welcome to this beautifully maintained 4-bedroom, 2-bathroom home that perfectly combines comfort, style, and modern living. Nestled in a quiet, family-friendly neighbourhood, this property boasts numerous upgrades designed to enhance energy efficiency and everyday convenience. Key Features Include: Spacious Living Areas, an open-concept layout which creates a warm and inviting atmosphere, with natural light streaming through new energy-efficient windows throughout the home. Energy-Efficient Upgrades Include: Equipped with a brand-new Daikin high-efficiency furnace and air conditioning system, this home is designed for year-round comfort while saving on energy costs. The laundry room features a new washer and dryer, making laundry days a breeze and adding to the home's overall functionality. Step outside the new sliding door that leads to a large backyard, perfect for entertaining or relaxing on sunny days. The generously sized detached garage provides additional storage and parking convenience. With thoughtful updates and energy-saving features, this home is ideal for families or anyone seeking comfort and efficiency. Don't miss your chance to own this meticulously cared-for property - schedule your showing today!