



**GRASSROOTS**  
REALTY GROUP

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**165 Lakhota Crescent W  
Lethbridge, Alberta**

**MLS # A2188942**



**\$339,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	See Remarks, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 165 Lakhota Cresent! This beautiful 4-bedroom, 3-bathroom home offering spacious living and comfort, plus a versatile den perfect for a home office or playroom. This well-maintained property features a great flowing floor plan , with plenty of room for family and guests. The large kitchen is ideal for cooking and entertaining, while the cozy living areas provide the perfect spots to unwind.The home also boasts a single-car garage with additional storage space. Outside, you'll find a well-sized yard offering potential for outdoor activities. Located in a highly desirable neighborhood, this home is just minutes from local parks,schools, and a variety of shopping and dining options, making it the ideal choice for convenience and lifestyle. Don't miss the opportunity to make this charming property your own &ndash; call your favourite realtor today to schedule a viewing!