



**93 Chilcotin Road W  
Lethbridge, Alberta**

**MLS # A2198256**



**\$439,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

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

**Inclusions:** Fridge, Stove, dishwasher, range hood, microwave, washer, dryer, window coverings, sump pump, garage door remote(s) & control(s)

The most charming curb appeal, a corner lot with a half moon driveway in front and a double detached garage in the fully fenced backyard; welcome to 93 Chilcotin Road West!! This rare six bedroom home provides you with three living spaces (two on the main level and a family room in the basement), main floor laundry, two and a half bathrooms, a huge deck, a newly renovated kitchen, plenty of off street parking, and even a balcony off of the primary bedroom! Stepping into the kitchen, the heart of the home, you will appreciate the island with pendant lighting above, the stainless steel appliances, the laminate floors, and the beautiful backsplash. The architecture of this home is incredibly unique with two large dormer windows, a bay window off the front living room, and soaring ceilings in the three upstairs bedrooms. The bedroom count continues with two large bedrooms in the basement and a sixth bedroom on the main floor that could also be utilized as a main floor office or kids play room. The main floor also has a powder room/laundry room combination, convenient for large families needing to clean kids up after coming in from outside. There is also a back hall with plenty of space for coats to be hung and boots to be stored. The downstairs is home to a huge family room, perfect for family movie nights or entertaining guests. This home is white, bright, spacious and looking for its new owner! Don't delay, call your REALTOR; and book your showing today!!