



**94 Chilcotin Road W
Lethbridge, Alberta**

MLS # A2200534



\$419,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	931 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Gar		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: None

This spacious and well-maintained bi-level home, built in 1997, is a perfect opportunity for investors or buyers looking to live in one half and rent out the other. Located in the quiet, welcoming neighborhood of Indian Battle Heights, this home offers both comfort and convenience. Upstairs, the bright and airy main floor features large windows, allowing natural light to flood the open living and dining areas. The functional kitchen and dining space are ideal for preparing meals and hosting gatherings. With two good-sized bedrooms and a full bathroom on the main level, this area offers both privacy and functionality. The addition of a cozy sunroom at the back adds even more space to enjoy year-round. The lower level is where the opportunity truly shines. A fully-developed, non-conforming suite awaits, complete with its own entrance, full kitchen, spacious living area, two additional bedrooms, and a four-piece bathroom. The suite's full-size windows create a bright and inviting atmosphere that doesn't feel like a basement suite at all—perfect for a tenant or as a rental income opportunity. Outside, the home features a nice-sized yard with a dog run, or you can easily remove the back fence to create a parking pad. The two-car detached garage provides ample space for vehicles or extra storage. The location can't be beaten—just steps from Blackfoot Park to the west and Assiniboia Park to the east, as well as a green space directly across the street that connects to Willow Brook Park. The University of Lethbridge is just a 5-minute drive away, with shopping, dining, and all amenities within 5 minutes as well. It's also within walking distance to GS Lakie School and Mike Mountain Horse School, with more options just a short drive away. Plus, with easy access to major roadways, you'll have a quick commute throughout the city. This

home truly offers endless potential—whether you’re looking to invest or make it your own. Don’t miss out on this rare opportunity to own a property in such a sought-after neighborhood. Schedule a showing today!