



**GRASSROOTS**  
REALTY GROUP

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**44 Chilcotin Road W  
Lethbridge, Alberta**

**MLS # A2203667**



**\$429,950**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | Bungalow              |               |                   |
| <b>Size:</b>     | 1,085 sq.ft.          | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 5                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Off Street            |               |                   |
| <b>Lot Size:</b> | 0.08 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Lane             |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Pantry, Storage, Sump Pump(s) |                   |     |

**Inclusions:** window coverings including curtains, rods, and blinds, Basement couch & loveseat, sheds

Welcome to this charming bungalow that has had many important updates in the last five years. Roof, furnace, hot water tank have all been done, and air conditioning was freshly added just last year. The main floor features a spacious living room with a wood burning fireplace, kitchen with stainless steel appliances and a pantry, dining room, full 4 piece bathroom, laundry, and 3 great size bedrooms! The primary bedroom has plenty of space for a king size bed, and has a 3 piece ensuite as well! Hardwood floors flow throughout the living room and even in to the main floor bedrooms as well. There are two more bedrooms downstairs that are very spacious as well, plus another 3 piece bathroom with extra storage, and a large family room and storage room. Total there is over 1,800 square feet of living space in this great home! You'll love the double off street parking pad out front, and the backyard has not one but 2 sheds, with alley access as well. Located just short walk from both an elementary school and a junior high school, you can't beat this location. There are groceries, restaurants, a pharmacy, and so much more just 5 minutes away, as well as the amazing YMCA rec centre. Gems like this with these expensive updates don't last long, so give your REALTOR® a call and come see this lovely home before it's gone!