

**54 Assiniboia Way W
Lethbridge, Alberta**

MLS # A2174359



\$385,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	990 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters		

Inclusions: Fridge (as is, where is) x 2, stove, washer, dryer, OTR hood fan, window coverings, central air conditioner, garage heater, deep freeze

Here's a turn-key bi-level in Indian Battle Heights with a few fun extras to enjoy! With both front and rear off-street parking, this home offers not only parking pads, but a double detached garage! It's fully landscaped and fenced with turf in the backyard and a huge, private deck to boot! Heading inside, the main floor is bright, welcoming and hosts a well sized living room with an eat-in kitchen. 2 bedrooms upstairs share a 4 piece bathroom. The finished basement hosts yet another family room, 2 more bedrooms, 3 piece bathroom, some storage space and laundry! Great location near G.S. Lakie Middle School, amenities, parks and playgrounds!