

**10 Athabasca Way W  
Lethbridge, Alberta**

**MLS # A2176160**



**\$370,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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>	Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** STOVE; RANGEHOOD; DISHWASHER; REFRIGERATOR; WASHER; DRYER; CENTRAL A/C; SHED

Welcome to your new home located close to schools! This spacious and well-maintained 4-level split offers comfort, style, and all the essentials for comfortable living. Featuring 3 generously sized bedrooms and 2 full bathrooms, this home has been updated with some new flooring and thoughtfully upgraded systems, ensuring peace of mind for years to come. Enjoy an inviting walk-out basement that leads directly to a private backyard, complete with a custom privacy wall—ideal for gatherings or quiet outdoor relaxation. Significant updates include a brand-new roof in 2024, central air conditioning in 2023, furnace in 2023, hot water tank in 2022, and a new dishwasher in 2023. With multiple levels providing ample living space and flexibility, this home is perfect for a variety of lifestyles. Don't miss out on this turnkey property that combines style, function, and convenience!