

# \$425,000 - 50 Assiniboia Way W, Lethbridge

MLS® #A2227928

**\$425,000**

4 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

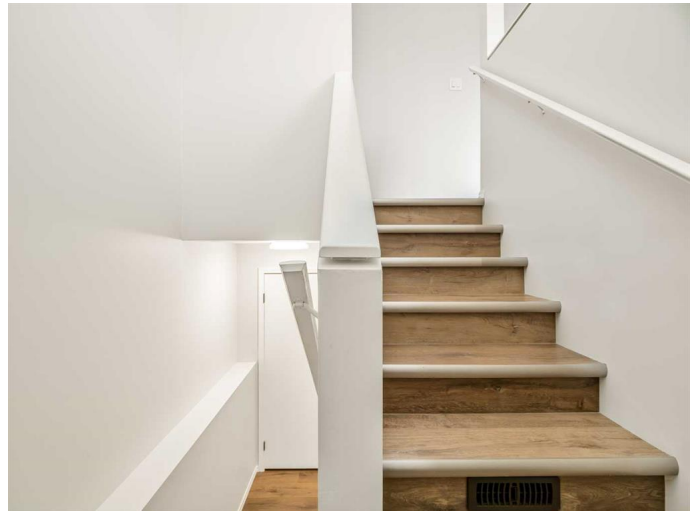
Nicely updated 4 bedroom, 2 bathroom bi-level home with NEW OVERSIZED DOUBLE DETACHED 22x26 GARAGE THAT FEATURES 8X18 DOOR just built in 2024!

Open plan with vinyl plank flooring in main floor living areas. Bedrooms and Basement have carpet. Kitchen features quartz counters and stainless steel appliances! Main floor also has 2 bedrooms and a full bath with tub/shower combo. Basement is fully developed with family room, 2 more bedrooms, a 3 piece bathroom with shower, and a utility room with laundry. Current owners have added new central air conditioning in to keep cool in the summer, and some blinds on the windows. Backyard is fenced and landscaped with patio to enjoy. Front driveway allows parking for a 3rd vehicle. Home is close to several parks and school within walking distance! Immediate possession available! Move in and enjoy!

Built in 1994

## Essential Information

MLS® #	A2227928
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.08
Year Built	1994



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	50 Assiniboia Way W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Rear, Oversized
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	33
Zoning	R-CM

**Listing Details**

Listing Office                REAL BROKER

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