

# \$344,900 - 40 Dakota Road W, Lethbridge

MLS® #A2230366

**\$344,900**

3 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

This bungalow with TWO KITCHENS ("non approved" suite) has new flooring on the main floor, and a new hot water tank! The main floor features an open and inviting floor plan with two spacious bedrooms and a 4 piece bathroom. The basement has a SEPARATE entrance, kitchen and an additional bedroom making it perfect for roommates or teenagers. Located close to schools in a mature neighbourhood.

Built in 1983

## Essential Information

MLS® #	A2230366
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	40 Dakota Road W
Subdivision	Indian Battle Heights



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5L5

### **Amenities**

Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	13
Zoning	R-CM

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.