

\$350,000 - 15 Dakota Road W, Lethbridge

MLS® #A2237362

\$350,000

3 Bedroom, 2.00 Bathroom, 797 sqft

Residential on 0.07 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 15 Dakota Road West â€” a fully developed four-level split tucked into the heart of Indian Battle Heights, just steps from parks, schools, and the convenience of West Lethbridge living.

This charming home offers a thoughtful layout across four finished levels, with 3 bedrooms plus rec space (optional 4th bedroom?), and 2 full bathrooms, making it a flexible option for families, first-time buyers, or investors.

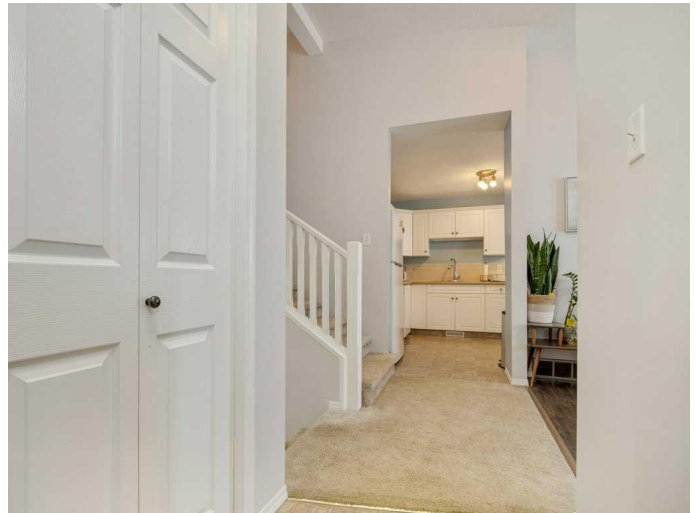
Step inside to find a bright and inviting living room with updated flooring, vaulted ceiling, and large windows that fill the space with light. The spacious kitchen and dining area flow seamlessly together, offering plenty of cabinet space, updated white appliances, and easy access for entertaining.

Upstairs, you'll find two generous bedrooms and a full 4-piece bath, while the lower level features another large bedroom with oversized windows, a walk-in closet, and another updated 4-piece bathroom steps away â€” perfect for a little extra privacy or guest accommodation.

The fully finished basement offers a flexible rec space, ideal for movie nights, a games area, or even a home gym. You'll also find a dedicated laundry room and additional storage and utility space.

Outside, enjoy a low-maintenance yard, off-street parking, and a fully fenced backyard with mature trees for shade and privacy.

Bonus? Youâ€™re just a short drive to the University of Lethbridge, shopping, groceries,



and more.

This home is clean, well-kept, freshly painted, and ready for its next chapter. Whether you're looking to live in or rent out, 15 Dakota Rd W is move-in ready and packed with value.

Built in 1983

Essential Information

MLS® #	A2237362
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	797
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	15 Dakota Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5L4

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2025
Days on Market	1
Zoning	R-CM

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.