

\$360,000 - 42 Assiniboia Way W, Lethbridge

MLS® #A2238078

\$360,000

2 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Hop into home ownership with this 4 level split in Indian Battle Heights! This home, tucked away on Assiniboia is a great entry level home for those wanting to join home ownership OR take on revenue properties! Close to amenities, parks and schools, this 2 bed, 2 bath home has a lot to offer. Spacious living areas with soaring ceilings, a walk-out basement complete with wet bar, storage space and lots to love.

Built in 1993

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2238078 |
| Price | \$360,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 997 |
| Acres | 0.09 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 42 Assiniboia Way W |
| Subdivision | Indian Battle Heights |



| | |
|-------------|------------|
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 6X3 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Storage, Wet Bar |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Other |
| Lot Description | Landscaped, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 1 |
| Zoning | R-CM |

Listing Details

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

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