

\$517,500 - 183 Cowichan Court W, Lethbridge

MLS® #A2238977

\$517,500

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

Spacious 4-Bedroom Bi-Level with a "Legal suite"™. This extremely well-maintained home offers generous and comfortable living space! up & down! Located in a quiet neighbourhood, close to schools K-12, playgrounds, parks, shopping, and transit. Featuring 2 bedrooms up, 2 down, 2 full bathrooms, 2 laundry and brand new carpet / paint throughout. This gem is ready to go! Ideal for homeowners looking for a mortgage helper or investors seeking solid rental income. The main floor features vaulted ceilings, an open-concept layout, large front entrance and a rear garden door to private deck.. The bright walkout basement suite has its own private entrance, covered patio and offers excellent separation for tenants or extended family. Bonus 25' x 21' detached garage sits at the rear, along with extra parking for multiple vehicles. With updates already done and income potential built in, this home is move-in ready and full of opportunity.



Built in 2001

Essential Information

MLS® #	A2238977
Price	\$517,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060

Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	183 Cowichan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, St
# of Garages	5

Interior

Interior Features	Kitchen Island, Open Floor Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microv Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lands
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2025
-------------	-----------------



Days on Market	5
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

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.