

\$389,900 - 10 Assiniboia Way W, Lethbridge

MLS® #A2270543

\$389,900

4 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 0.09 Acres

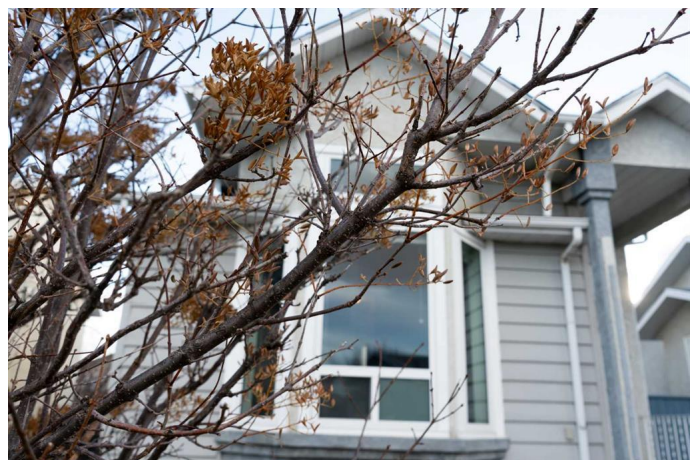
Indian Battle Heights, Lethbridge, Alberta

Welcome to 10 Assiniboia Way West â€” a charming 4-level split with fantastic curb appeal and an inviting, well-maintained interior. Featuring vaulted ceilings, a bright open layout, and two spacious living areas, this home offers both comfort and function. With 4 bedrooms and 2 bathrooms, thereâ€™s plenty of space for the whole family. Enjoy the convenience of a walk-out basement and a fully insulated double detached garage. Located just steps from J.S. Lakie Middle School and only a short drive to the University of Lethbridge, this home blends small-community warmth with city convenience. Exceptional value for the price â€” and with the 4-level split design, you get extra usable space beyond the RMS measurements!

Built in 1993

Essential Information

MLS® #	A2270543
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.09
Year Built	1993



Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	10 Assiniboia Way W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K6W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	2
Zoning	R-CM

Listing Details

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