

# \$425,000 - 50 Assiniboia Way W, Lethbridge

MLS® #A2227928

**\$425,000**

4 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.08 Acres

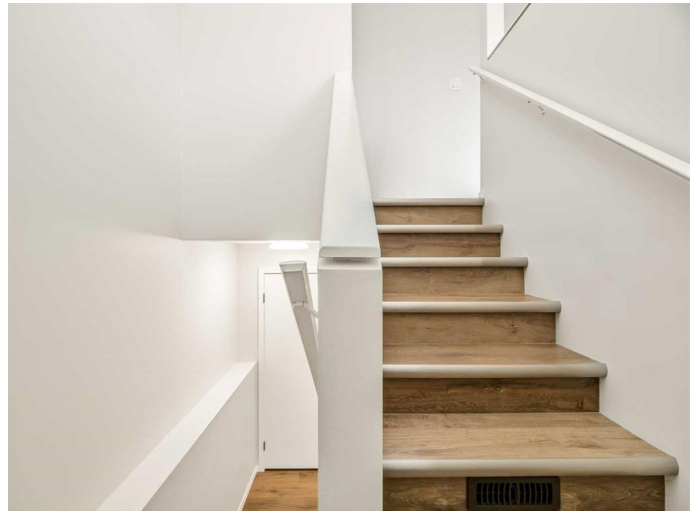
Indian Battle Heights, Lethbridge, Alberta

Nicely updated 4 bedroom, 2 bathroom bi-level home with NEW OVERSIZED DOUBLE DETACHED 22x26 GARAGE THAT FEATURES 8X18 DOOR just built in 2024! Open plan with vinyl plank flooring in main floor living areas. Bedrooms and Basement have carpet. Kitchen features quartz counters and stainless steel appliances! Main floor also has 2 bedrooms and a full bath with tub/shower combo. Basement is fully developed with family room, 2 more bedrooms, a 3 piece bathroom with shower, and a utility room with laundry. Current owners have added new central air conditioning in to keep cool in the summer, and some blinds on the windows. Backyard is fenced and landscaped with patio to enjoy. Front driveway allows parking for a 3rd vehicle. Home is close to several parks and school within walking distance! Immediate possession available! Move in and enjoy!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227928  |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 878       |
| Acres          | 0.08      |
| Year Built     | 1994      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 50 Assiniboia Way W   |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 6X3               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Rear, Oversized |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco  |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 24             |
| Zoning         | R-CM           |

**Listing Details**

Listing Office                REAL BROKER

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