

# \$299,900 - 74 Assiniboia Road W, Lethbridge

MLS® #A2232524

## \$299,900

3 Bedroom, 2.00 Bathroom, 700 sqft

Residential on 0.06 Acres

Indian Battle Heights, Lethbridge, Alberta

This attractively updated 3 bedroom bi-level half-duplex is in a great location in Indian Battle Heights. Close to schools, shopping, and the University, this is the heart of residential living in West Lethbridge. Enjoy your private fenced-in backyard and sturdy well-made deck (with water-proof storage underneath). Updates include: Roof (2019); Hot water tank (2021); Fence (2020); Deck (2021); Garburator (2021, Mr Rooter); Bathtub fixtures (2021); 2 barn doors (2022); Fridge (2022); Water lines throughout house (2022, Mr Rooter); New laminate flooring (2022); Baseboards and casing (2022/23); Toilets (2024, new standard height); Furnace (Feb 2025); Eavestroughs (2023); Washer & Dryer and dishwasher (replaced 2023, great used condition), Stove (replaced 2019, great used condition); ducts cleaned 2024 and a/c well-maintained (4 Seasons Home Comfort).

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232524  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 700       |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1996                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 74 Assiniboia Road W  |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 6W4               |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Concrete Driveway, Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Vaulted Ceiling(s), Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Lane, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                      |
| Construction      | Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 2   |
| Zoning         | R-L |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RIGHT CHOICE REALTY INC |
|----------------|-------------------------|

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