

**50 Assiniboia Way W
Lethbridge, Alberta**

MLS # A2227928



\$434,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	878 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	See appliances.		

Nicely updated 4 bed, 2 bath 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 central air conditioning 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 within walking distance! Immediate possession available! Move in and enjoy!