

**114 Algonquin Road W  
Lethbridge, Alberta**

**MLS # A2228765**



**\$379,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Ceiling Fan(s), Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Discover the ideal blend of comfort and opportunity in this charming West Lethbridge home, backing onto a peaceful park. Featuring 4 spacious bedrooms and 3 bathrooms (2 full, 1 half), this 1,244 sq. ft. property offers ample space for families and investors alike. Cozy up by the wood-burning fireplace or enjoy the convenience of a separate entrance on the third level—perfect for multi-generational living or rental potential. The large fenced backyard is a great retreat for kids, pets, or entertaining. Located near schools, parks, recreation, and shopping, this home is a true gem!