

**86 Assiniboia Way W  
Lethbridge, Alberta**

**MLS # A2244067**



**\$359,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights                        |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 4 Level Split                                |               |                   |
| <b>Size:</b>     | 953 sq.ft.                                   | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                                   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                   |

|                    |                                                                                                           |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed                                                                                                     | <b>Zoning:</b>    | R-CM |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** Fridge, Stove, dishwasher, microwave, washer, dryer, window coverings, central air, shed as is where is, vanity in shed

Open House Saturday August 9th, 1-2:30 pm. Nice clean, move in ready single family home in west Lethbridge. Features 3 developed levels, walk-out basement, 2 bedrooms, 1 bathroom, soaring ceilings in the main living area, bright with natural light, 3rd level walk-out with sliding doors, white kitchen, no carpet, central air, off street parking, dog run, back lane with room to potentially add a garage. Still room to build some equity developing the 4th level to add a second bathroom and 3rd bedroom. Some electrical and drywall has been completed. Comes with all appliances, window coverings, central air and storage shed. Some updates in recent years include flooring, paint, countertops, roof, central air, hot water tank and more.