

**66 Assiniboia Way W
Lethbridge, Alberta**

MLS # A2268734



\$369,999

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	907 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Private		

Heating:	Central
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CM
Utilities:	-

Inclusions: Gazebo

Welcome to this delightful three-level home offering everything you need and more! Featuring 3 bedrooms (2 up and 1 down) and 2 full bathrooms, this well-maintained property is truly move-in ready. Enjoy modern comforts including air conditioning, beautifully maintained landscaping, a deck, patio, and gazebo — perfect for relaxing or entertaining. The front driveway provides convenient parking. Located in the heart of the Westside, you'll be just minutes from parks, schools, and all amenities.