

**202 Ojibwa Place W  
Lethbridge, Alberta**

**MLS # A2273674**



**\$475,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,149 sq.ft.   | <b>Age:</b>   | 1993 (33 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Driveway, Front Drive, Garage Faces Side, Multiple Drive |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Lawn   |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |                   |     |

**Inclusions:** fridge, stove, dishwasher, washer & dryer, microwave on shelf, deep freeze, vacuflo with attachments (no warranties needs servicing), window coverings

This originally Custom Built home is coming to market for the first time! The first owners have loved it since day 1 and it shows. Lovely condition and the perfect layout. A 4 level split giving you plenty of room for every level of entertaining. The corner lot in this great neighbourhood brings you both front parking on a long driveway and also an additional side driveway behind a large RV size full double gate to your private back yard and detached garage. RV's and summer toys easily stored behind the large privacy gate. The landscaping is well cared for and viewed year round from your back yard upper deck sunroom semi-enclosed for privacy and enjoyment in every season. The well cared for home offers a large open vaulted ceiling living room, an upper main floor kitchen/dining with plenty of room for big family dinners. The two large bedrooms and full bath are down the hall on that upper level. Down from the living room entrance is an oversized cozy family room with a walk out door to the private back yard and garage, another large bedroom and full bath, and then the laundry and storage are close by on the 4th level. Over 2000 sq ft there is lot of home in this custom split level! This great neighbourhood offers schools, parks, bike and walking paths, shopping near by and quick access to everything. This is the home you have been waiting for!