

**110 Ojibwa Road W
Lethbridge, Alberta**

MLS # A2277516



\$474,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,111 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Welcome to 110 Ojibwa Road West! This beautiful 4-bedroom home showcases a perfect blend of comfort, style, and modern upgrades. The open-concept layout flows into a stunning brand new kitchen, ideal for both everyday living and entertaining. A fully renovated ensuite bathroom and numerous other updates add to the appeal. Enjoy the bright and versatile enclosed sunroom, the convenience of a double attached garage with a new roof, and a large, well-maintained backyard—perfect for relaxing or entertaining outdoors. All of this is completed by an ideal location: just 6 minutes to downtown, and close to schools, the YMCA, shopping, and more!