

**337 Ojibwa Place W  
Lethbridge, Alberta**

**MLS # A2298072**



**\$515,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** Shed

This lovely 1380 Square Foot, 6 bedroom, 3 bathroom home is located on a quiet cul de sac in west Lethbridge. This home provides plenty of room for a growing family. With separate basement entry, the basement has potential to be converted into a separate living area. Well kept and maintained in excellent condition, this property features a large kitchen with an island, engineered stone countertops, and walk in pantry. The ample dining room leads to a large covered rear deck and large, mature back yard with a productive apple tree and other trees. A large double attached garage with basement walk up entry, into a large storage room, leaves plenty of space for all your projects. The 3 piece master ensuite bathroom, and main bathroom with deep jetted tub are nice touches as well. Enjoy lower effort yard maintenance with underground sprinklers, and year round comfort with central A/C. The home provides lots of parking, and is close to schools as well.