



Anne French  
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Love where you live.

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28 Dakota Road W  
Lethbridge, Alberta

MLS # A2299479



**\$390,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, window coverings, shower curtains and rods, upstairs living room TV and shelf under TV, over the toilet bathroom storage in upstairs bathroom, shed

Welcome to a thoughtfully updated 4-level split that offers flexibility, function, and a fresh feel throughout. This home has seen some great upgrades recently, including a new roof in 2024, new eavestroughs and downspouts (March 2026), fresh paint, brand new carpet, and two fully renovated bathrooms completed in early 2026. Upstairs, you’ll find a brand new custom birch plywood kitchen with maple cabinet doors, updated countertops, backsplash, and stainless steel appliances, creating a clean and modern space that’s ready to go. The layout gives you options. With two bedrooms up and two more on the lower level, plus two full bathrooms, it’s a setup that just makes sense. The primary bedroom also features a large walk-in closet, which is always a bonus. Downstairs is a fully finished illegal suite, and what really stands out here is the separation, both the upper and lower levels have their own entrances and their own laundry. Whether you’re thinking of multi-generational living, a mortgage helper, or just want that extra independence between spaces, it’s already set up for you. Outside, the yard is fully fenced and landscaped, with new front fencing adding to the curb appeal. No garage, but a manageable lot size means less maintenance and more time to enjoy the space. If you’ve been looking for something move-in ready with flexibility built in, this one is worth a look.