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Love where you live.

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## 27 Niska Place W Lethbridge, Alberta

MLS # A2309831



# \$719,900

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,149 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Elevator, Jetted Tub, Kitchen Island, No Smoking Home		

**Inclusions:** Curtains, Chest deep freeze (basement), hot tub, underground sprinklers and drip system

Discover your dream home in a mature West Lethbridge community with an outstanding view of a gorgeous park. This exceptional property boasts over 3,100 sq. ft. of living space, featuring five large bedrooms on the upper level and two bathrooms. On the main level, enjoy a beautiful open kitchen and living space accompanied by two family rooms, one of which features a stunning wood fireplace. Conveniently, the main laundry room is also located on the main floor. The basement offers a lovely living space with another gas fireplace, a rec room, and plenty of room for cold storage and additional storage needs. This home also includes a beautiful deck overlooking the park, perfect for enjoying your summer evenings. If you're looking for extra parking, there's an ideal spot for your large RV and a spacious garage, all nestled in a cul-de-sac overlooking the beautiful park. This property is conveniently located just minutes from schools and close to all amenities, making it perfect for a family seeking space and comfort in a desirable area. Don't miss this opportunity to explore this lovely home!