

322 Assiniboia Place W Lethbridge, Alberta

MLS # A2336387



\$380,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	961 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: fridge, stove, dishwasher, microwave, hood fan, washer, dryer, window coverings

Welcome to 322 Assiniboia Place West—a charming and affordable opportunity tucked away in a quiet west-side cul-de-sac, just minutes from schools, parks, and walking paths. This 3-bedroom, 2-bathroom four-level split offers a surprisingly versatile floor plan, including a third-level walk-out and a fully developed basement, providing plenty of space for a growing family, first-time buyer, or savvy investor. The home remains largely in its original condition, making it an ideal canvas for someone looking to add their own personal style and build equity over time. A little cosmetic updating, including fresh paint and new carpet, could go a long way in transforming this home into something truly special. The main floor features vaulted ceilings and newer laminate flooring, creating a bright and inviting starting point. Step outside through the sliding patio doors onto the concrete and wood patio—perfect for enjoying the backyard or relaxing with your morning coffee. A sturdy garden shed provides convenient storage for tools, toys, and outdoor equipment. All five appliances are included, making this an easy opportunity to get into the market and make a home your own. If you’ve been looking for an affordable property with a flexible layout, a great location, and plenty of potential, 322 Assiniboia Place West is definitely worth a look!