

**50 Chilcotin Way W
Lethbridge, Alberta**

MLS # A2337027



\$429,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,027 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window coverings, 2 TV wall mounts, Security system (contract)

Bright and Cheerful home located at 50 Chilcotin Way West. Let's look at what this pleasing, well maintained 4 bedroom bi-level has to offer. The main floor offers an open layout with spacious dining and living area. A well-lit kitchen with an impressive amount of cupboards and pantry space. Easy access to the newly built deck for those summer back yard BBQ's! The fresh and sparkling 4-piece bathroom and 2 bedrooms complete the upper level. Moving on to the lower level, you are greeted with a sizable family room, plenty of space for games or theatre set up. The utility/laundry room boasts a laundry sink and plenty of storage room. The 2 generously sized bedrooms and 3 piece bathroom compliment this fantastic area. This clean and welcoming home has also been energized with modern paint colors and numerous accents. The back yard is tidy, and the fence was given a boost with replacement boards and freshly painted. A single attached garage, central air conditioning and great neighborhood are some additional features that make this property a perfect fit! Be sure to check out the Virtual Tour offered. Call your Real Estate Professional to book your showing!