

**103 Cowichan Court W
Lethbridge, Alberta**

MLS # A2338081



\$424,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	911 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Slate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: All attached shelves (decor and storage), hooks by front door 2 TV wall mounts, mirror by front door, underground sprinklers

Great starter home or downsize home. Features slate floor in entry, kitchen, dining and main bath. Hardwood flooring in livingroom, hallway and main floor bedrooms. Livingroom is bright and sunny with 3 sided fireplace to enjoy from livingroom, dining area and kitchen. Functional kitchen with pantry cupboard and access to good size deck overlooking cute yard and patio area. Basement fully developed with 2 more bedrooms, good size family room, 3 piece bath and good sized laundry/mechanical room. Single attached garage is insulated and drywalled. Home also features central air conditioning, underground sprinklers, rough-in for built-in vac. Quiet west side location, close to amenities. Would be a pleasure to call Home!