Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

# 80 Ojibwa Road W
# Lethbridge, Alberta

## MLS # A2352493

# $449,900

| | | | |
|---|---|---|---|
| **Division:** | Indian Battle Heights | | |
| **Type:** | Residential/House | | |
| **Style:** | 4 Level Split | | |
| **Size:** | 1,198 sq.ft. | **Age:** | 1981 (45 yrs old) |
| **Beds:** | 5 | **Baths:** | 2 |
| **Garage:** | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F | | |
| **Lot Size:** | 0.14 Acre | | |
| **Lot Feat:** | Corner Lot | | |

| | | | |
|---|---|---|---|
| **Heating:** | High Efficiency, Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Laminate, Vinyl, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Cedar | **Zoning:** | R-L |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Closet Organizers, Kitchen Island, See Remarks, Vinyl Windows | | |

**Inclusions:** Any window coverings present

Welcome to this well-kept 4-level split on a corner lot in Indian Battle Heights. With 5 bedrooms, 2 full bathrooms and two additional bonus rooms, there is space for everyone, plus room for a home office, hobbies or a gym. The bright living room features a large picture window, a wood-burning fireplace and an exposed timber beam, and opens to a spacious dining area with patio doors to the back deck. The kitchen offers white cabinetry and stainless appliances. The big-ticket items have been taken care of: all new windows, a new high-efficiency furnace and hot water tank, and a new garage door opener. Newer appliances stay, including the washer and dryer. The double attached garage has a rear man-door and is already set up with a gas line and power for a heater - ready to become a heated garage or a year-round workshop. There is also plenty of room for RV parking. The laundry room is plumbed for a water softener or filtration system. Close to elementary and secondary schools, parks, the University of Lethbridge and a bus route. The home is vacant and easy to show - book your showing today!

Copyright (c) 2026 Anne French. Listing data courtesy of Keller Williams BOLD Realty. Information is believed to be reliable but not guaranteed.