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55 Assiniboia Road W
Lethbridge, Alberta

MLS # A2354940

$425,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,463 sq.ft.	**Age:**	1993 (33 yrs old)
Beds:	4	**Baths:**	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	R-CM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This fantastic four-level split is perfectly situated between Mike Mountain Horse Elementary and GS Lakie Middle School, as well as just a few blocks from the high schools—making it an ideal home for families. Nestled on a pie-shaped lot in a half cul-de-sac, it offers privacy and features a back alley. Inside, you'll find a warm and welcoming home that makes you feel right at home the moment you walk through the door. This home features four generously sized bedrooms, two full bathrooms, plenty of windows, vaulted ceilings, and a third-level family room with a gas fireplace and laundry area, plus beautiful french doors leading outside to your backyard. The home also includes a single garage wonderful for our long snowy winters and a covered side deck perfectly located to stay out of the wind and a wonderful space to entertain or relax in the summer. Don't forget to check out the door just off of the covered deck, here you will find a huge storage space , perfect for all of the Christmas decorations. Updates include a new furnace (Feb 2026), updated baseboards and window trim in above-ground levels (2025), refreshed outlets and light switches, fresh paint throughout, a roof from 2018, A/C from around 2016, updated most light fixtures (except one and pot lights), and new doorknobs. Make sure to put this lovely home on your must see list!

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