

**40 Dakota Road W
Lethbridge, Alberta**

MLS # A2230366



\$344,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Upstairs: fridge, stove, dishwasher, washer/dryer. Downstairs: fridge, stove, washer/dryer. Window Coverings/hardware throughout, 2 sheds

This bungalow with TWO KITCHENS ("non approved" suite) has new flooring on the main floor, and a new hot water tank! The main floor features an open and inviting floor plan with two spacious bedrooms and a 4 piece bathroom. The basement has a SEPARATE entrance, kitchen and an additional bedroom making it perfect for roommates or teenagers. Located close to schools in a mature neighbourhood.