

**42 Assiniboia Way W  
Lethbridge, Alberta**

**MLS # A2238078**



# \$360,000

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Storage, Wet Bar		

**Inclusions:** fridge, stove, dishwasher, microwave, hood fan, blinds, washer, dryer

Hop into home ownership with this 4 level split in Indian Battle Heights! This home, tucked away on Assiniboia is a great entry level home for those wanting to join home ownership OR take on revenue properties! Close to amenities, parks and schools, this 2 bed, 2 bath home has a lot to offer. Spacious living areas with soaring ceilings, a walk-out basement complete with wet bar, storage space and lots to love.