

**151 Lakhota Crescent W
Lethbridge, Alberta**

MLS # A2240415



\$299,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	910 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Storage, Vaulted Ceiling(s), Wood Windows		

Inclusions: N/A

Ideal property for First-Time Buyers or Investors alike! One-owner 3-level split offers incredible potential for those ready to build equity with a few updates. Featuring 3 bedrooms, 2 bathrooms, vaulted ceilings, a sunken living room, and a spacious kitchen with direct access to a sunny back deck. The bright, open layout is filled with natural light, and the finished lower level provides valuable extra living space. Recent upgrades include a newer roof (2 years old). Located on a quiet street, just minutes from schools, shopping, and the University of Lethbridge! Lot might accommodate a future single garage with city approval.