

66 Assiniboia Way W
Lethbridge, Alberta

MLS # A2268734



\$369,999

Division: Indian Battle Heights

Type: Residential/House

Style: 3 Level Split

Size: 907 sq.ft. **Age:** 1995 (31 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, Parking Pad

Lot Size: 0.08 Acre

Lot Feat: Private

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		
Inclusions:	Gazebo		

Welcome to this delightful three-level home offering everything you need and more! Featuring 3 bedrooms (2 up and 1 down) and 2 full bathrooms, this well-maintained property is truly move-in ready. Enjoy modern comforts including air conditioning, beautifully maintained landscaping, a deck, patio, and gazebo — perfect for relaxing or entertaining. The front driveway provides convenient parking. Located in the heart of the Westside, you'll be just minutes from parks, schools, and all amenities.