



43 Chilcotin Way W
Lethbridge, Alberta

MLS # A2277934



\$465,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Greenbelt, Landscape		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Separate Entrance		
Inclusions:	N/A		

Welcome to 43 Chilcotin Way W, a solid 4 bedroom, 2 bathroom bungalow on a quiet street in West Lethbridge, backing onto a green strip. Upstairs you'll find two bedrooms and a full bathroom, along with updated flooring that gives the main level a clean, refreshed feel. The layout is practical and comfortable, with good natural light and a nice flow for everyday living. The walk-out basement adds a lot of usable space and flexibility, featuring two additional bedrooms, a 3-piece bathroom, and direct access to the backyard — great for guests, older kids, or extended family. One of the highlights of this home is the private backyard setting. You'll love the views from the back porch, whether you're sipping your morning coffee or unwinding at the end of the day, with nothing but green space behind you. Add in the heated garage for winter comfort, proximity to schools, parks, walking paths, and you've got a well-rounded home in a great location.