



Anne French  
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Love where you live.

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## 2 Assiniboia Road W Lethbridge, Alberta

MLS # A2160043



# \$489,500

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Fridge x 2, Stove x2, Dishwasher x2, OTR Microwave x 2, Washer/Dryer, 3 City Waste Bins, Window Coverings, Honda Lawnmower with bag and gas can, A/C with winter cover, Costco nylon garden hose, 2 Snow Shovels, Moveable Shed in backyard, Comprehensive Binder for new owner, 3 fire extinguishers, Central Vac plus 2 hoses and attachments, two garage opener remotes, 1 mail box key, entry way carpet, several spare furnace filters.

Welcome to your next investment opportunity or dream home! Featuring a LEGAL basement suite, this immaculately maintained property offers not just one, but two opportunities for comfortable living or lucrative rental income. With two bedrooms upstairs and two more downstairs, there's ample space for families, guests, or tenants. Beautifully updated and move-in ready, this residence requires no additional work, ensuring a hassle-free transition for its lucky new owners. From the moment you enter, you'll be greeted by the modern charm that permeates every corner of this beautiful home. The attached single garage adds convenience, while the granite countertops throughout exude luxury and durability. The exterior of the property is as incredible as the inside. With a corner lot and fully fenced yard, there is room to add a detached garage. Front and back yards are low maintenance and a new maintenance-free deck was installed this summer. The oversized driveway not only gives you ample parking but also a pull-through spot for extra convenience. Don't forget the incredible location, close to schools, parks, shopping, and everything else you might need! Whether you're looking to invest in a property with established rental income or seeking a turnkey home for your family, this is an opportunity not to be missed. The Legal lower level suite has been rented to an international non-profit for the last 7 plus years and the tenants wish to remain. Don't hesitate to make this dream property yours today! Call your favourite REALTOR®; and book a private showing before it's gone!