



Anne French
Your REALTOR®
Love where you live.

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**307 Assiniboia Place W
Lethbridge, Alberta**

MLS # A2185692



\$409,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	901 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, stove, dishwasher, hood fan, microwave, deep freezer, window coverings, attached shelves in the family room, washer, dryer, garage door opener with remote.

Hey YQL are you looking for a very functional, bright, and fully developed 4 bdr bi-level? Perhaps close to schools, playgrounds, and shopping? Located in a mature neighbourhood WITH a garage on the west side? We don't blame you with over 50 years of development planned on the west side, your future self may just thank you! Recent upgrades include A/C (so fancy it doesn't need a cover), an energy-efficient Daikin furnace (controlled via mobile), washer, dryer, windows, and sliding deck door. Not to mention the newer siding, shingles, soffits, and fascia. Watch our video, do a drive-by, have that pre-approval in place, and then get #307 on your shortlist to see ASAP.