

**96 Chilcotin Road W
Lethbridge, Alberta**

MLS # A2207405



\$378,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

Welcome to your new home in the desirable Indian Battle Heights neighborhood on Lethbridge's vibrant west side! This charming residence offers the perfect blend of comfort and functionality with 4 bedrooms, 2 bathrooms, and approximately 930 sq ft of well-designed living space. Step inside to discover a warm and inviting atmosphere, highlighted by newer laminate flooring upstairs and stylish vinyl plank flooring downstairs. The heart of this home is the well-appointed kitchen, where culinary enthusiasts will appreciate the modern layout and decent counter space. Whether you're hosting family gatherings or intimate dinners, this space is sure to inspire your inner chef. The roof that's just 11 years old and a brand new one on the garage provides peace of mind and protection for years to come. A new water tank was installed in 2022. In the rear of the property, there's a single detached garage with alley access, providing secure parking and additional storage options. In the front of the home, you'll find a convenient parking pad with room for 2 cars, making sure parking is never a hassle. Don't let this gem pass you by! Contact your favourite REALTOR® today.