

# \$299,900 - 74 Assiniboia Road W, Lethbridge

MLS® #A2232524

## \$299,900

3 Bedroom, 2.00 Bathroom, 700 sqft

Residential on 0.06 Acres

Indian Battle Heights, Lethbridge, Alberta

This attractively updated 3 bedroom bi-level half-duplex is in a great location in Indian Battle Heights. Close to schools, shopping, and the University, this is the heart of residential living in West Lethbridge. Enjoy your private fenced-in backyard and sturdy well-made deck (with water-proof storage underneath). Updates include: Roof (2019); Hot water tank (2021); Fence (2020); Deck (2021); Garburator (2021, Mr Rooter); Bathtub fixtures (2021); 2 barn doors (2022); Fridge (2022); Water lines throughout house (2022, Mr Rooter); New laminate flooring (2022); Baseboards and casing (2022/23); Toilets (2024, new standard height); Furnace (Feb 2025); Eavestroughs (2023); Washer & Dryer and dishwasher (replaced 2023, great used condition), Stove (replaced 2019, great used condition); ducts cleaned 2024 and a/c well-maintained (4 Seasons Home Comfort).

Built in 1996

## Essential Information

MLS® #	A2232524
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	700
Acres	0.06



Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	74 Assiniboia Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W4

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street

### Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garburator, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
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Days on Market	7
Zoning	R-L

## **Listing Details**

Listing Office	RIGHT CHOICE REALTY INC
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