

# \$359,900 - 86 Assiniboia Way W, Lethbridge

MLS® #A2244067

## \$359,900

2 Bedroom, 1.00 Bathroom, 953 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Nice clean, move in ready single family home in west Lethbridge. Features 3 developed levels, walk-out basement, 2 bedrooms, 1 bathroom, soaring ceilings in the main living area, bright with natural light, white kitchen, no carpet, central air, off street parking, dog run, back lane with room to potentially add a garage. Still room to build some equity developing the 4th level to add a second bathroom and 3rd bedroom. Some electrical and drywall has been completed. Comes with all appliances, window coverings, central air and storage shed. Some updates in recent years include flooring, paint, countertops, roof, central air, hot water tank and more.

Built in 1995

## Essential Information

MLS® #	A2244067
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	953
Acres	0.09
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active



## Community Information

Address	86 Assiniboia Way W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-CM

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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