

# \$369,999 - 66 Assiniboia Way W, Lethbridge

MLS® #A2268734

**\$369,999**

3 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this delightful three-level home offering everything you need and more! Featuring 3 bedrooms (2 up and 1 down) and 2 full bathrooms, this well-maintained property is truly move-in ready. Enjoy modern comforts including air conditioning, beautifully maintained landscaping, a deck, patio, and gazebo – perfect for relaxing or entertaining. The front driveway provides convenient parking. Located in the heart of the Westside, you’ll be just minutes from parks, schools, and all amenities.

Built in 1995

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2268734      |
| Price          | \$369,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 907           |
| Acres          | 0.08          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

Address 66 Assiniboia Way W



|             |                       |
|-------------|-----------------------|
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 7L7               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central                                                                              |
| Cooling           | Central Air                                                                          |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Private         |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CM               |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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