

# \$378,000 - 96 Chilcotin Road W, Lethbridge

MLS® #A2207405

**\$378,000**

4 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

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.

Built in 1997

## Essential Information

MLS® #

A2207405



|                |             |
|----------------|-------------|
| Price          | \$378,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 930         |
| Acres          | 0.08        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 96 Chilcotin Road W   |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 6X3               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Front Yard, Standard Shaped Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco                                     |

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 7th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |     |
|--------|-----|
| Zoning | R-L |
|--------|-----|

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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