# \$434,900 - 3 Micmac Place W, Lethbridge

MLS® #A2190907

#### \$434,900

4 Bedroom, 3.00 Bathroom, 1,312 sqft Residential on 0.16 Acres

Indian Battle Heights, Lethbridge, Alberta

PRICE IMPROVEMENT! STILL AVAILABLE! You have to see this property! This home may be one of the most unique homes I have seen in a while, combining classic finishes with modern updates. Featuring 2600 square feet of total finished living space, 4 bedrooms, 3 bathrooms, and a double car heated garage, which is fully drywalled with an additional storage mezzanine. This home will certainly turn some heads. This house showcases 2 wood burning stoves, a wet bar, and enclosed cedar hot tub room, and comes with a pool table! There have been some recent flooring updates, as well as the bathrooms have recently been completely renovated in the last few years. There is an additional off-street parking pad that features a double swing gate, and the back deck is perfect for hosting large gatherings of people. You have to see this home to truly appreciate how inviting the space is. Contact your favorite REALTOR® to book a showing.







Built in 1983

#### **Essential Information**

MLS® #	A2190907
Price	\$434,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,312

Acres	0.16
Year Built	1983
Туре	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

# **Community Information**

Address	3 Micmac Place W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5H6

# Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Bar, Built-in Features, See Remarks, Skylight(s)
Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Forced Air
Central Air
Yes
2
Living Room, Recreation Room, Wood Burning
Yes
Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Wood

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	91
Zoning	R-L

#### **Listing Details**

Listing Office 2 PERCENT REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.