

\$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), Window Coverings, Washer/Dryer Stacked |
| 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 |
|-------------|-----------------|

| | |
|----------------|-----|
| Days on Market | 1 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | RIGHT CHOICE REALTY INC |
|----------------|-------------------------|

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.