

# \$429,950 - 44 Chilcotin Road W, Lethbridge

MLS® #A2203667

**\$429,950**

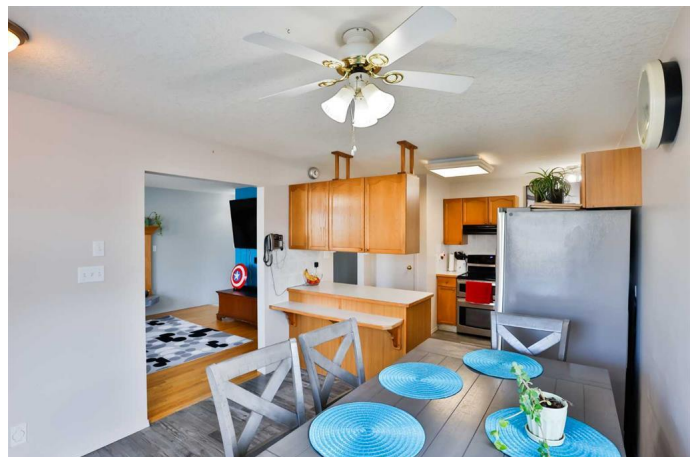
5 Bedroom, 3.00 Bathroom, 1,085 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this charming bungalow that has had many important updates in the last five years. Roof, furnace, hot water tank have all been done, and air conditioning was freshly added just last year. The main floor features a spacious living room with a wood burning fireplace, kitchen with stainless steel appliances and a pantry, dining room, full 4 piece bathroom, laundry, and 3 great size bedrooms! The primary bedroom has plenty of space for a king size bed, and has a 3 piece ensuite as well! Hardwood floors flow throughout the living room and even in to the main floor bedrooms as well. There are two more bedrooms downstairs that are very spacious as well, plus another 3 piece bathroom with extra storage, and a large family room and storage room. Total there is over 1,800 square feet of living space in this great home! Youâ€™ll love the double off street parking pad out front, and the backyard has not one but 2 sheds, with alley access as well. Located just short walk from both an elementary school and a junior high school, you canâ€™t beat this location. There are groceries, restaurants, a pharmacy, and so much more just 5 minutes away, as well as the amazing YMCA rec centre. Gems like this with these expensive updates donâ€™t last long, so give your REALTOR® a call and come see this lovely home before itâ€™s gone!

Built in 1996



## Essential Information

MLS® #	A2203667
Price	\$429,950
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,085
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	44 Chilcotin Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7G9

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Pantry, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	46
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.