



GRASSROOTS
REALTY GROUP

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**210 Chilcotin Road W
Lethbridge, Alberta**

MLS # A2322931



\$390,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	986 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Driveway, Off Street, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Garden, Lawn, Level, No Back La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Washer, Dryer, Shed, Lawn Mower (as is), Blinds

Here's your West side investment opportunity close to the University! Discover the perfect addition to your investment portfolio or an exceptional opportunity for your university-bound children with this solid 986 sqft bi-level home. This property sits just minutes from the university, excellent schools, parks, and shopping centers. The highly functional layout features two bright bedrooms and a full 4-piece bathroom on the upper level, while the lower level holds two additional bedrooms, a convenient 3-piece bathroom, and an adaptable second living area that has been converted into a fifth bedroom—perfectly optimized for a high-occupancy student rental or a larger family. This is a solid home with clean interior, freshly cleaned carpets, and newer roof. Complete with an ample yard, a concrete double driveway, on street parking, and close to bus stops, this property is perfectly positioned for the upcoming September semester. Whether you are looking to secure comfortable housing for your children and their university peers or seeking a high-yield asset in a proven, high-demand rental market, this West Side gem offers unbeatable potential. Book your private showing today!