



GRASSROOTS
REALTY GROUP

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44 Lakhotia Road W
Lethbridge, Alberta

MLS # A2325817



\$399,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,130 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, gazebo, owner has never lived in the home, appliances sold "as is"

Welcome to this beautifully maintained 4-level split in the heart of Indian Battle Heights! Pride of ownership is evident throughout this move-in-ready home, offering a functional layout, bright living spaces, and a private backyard that's perfect for relaxing or entertaining. The inviting main floor features vaulted ceilings and large front windows that flood the living room with natural light. The kitchen offers plenty of cabinet and counter space, updated backsplash, and a bright dining area overlooking the backyard. With four finished levels, this home provides excellent separation of living space, making it ideal for families of all sizes. The lower level features a cozy family room complete with a wet bar & fireplace creating the perfect space for movie nights, watching the game, or hosting friends. Step outside to your beautifully landscaped backyard featuring mature trees, a fully fenced yard, and plenty of green space for kids, pets, or summer BBQs. The attractive front curb appeal, exposed aggregate driveway, and quiet West Lethbridge location complete the package. Located close to parks, schools, walking paths, shopping, and all West Lethbridge amenities, this is a home you'll be proud to own.