



GRASSROOTS
REALTY GROUP

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**19 Chilcotin Lane W
Lethbridge, Alberta**

MLS # A2326634



\$330,000

Division:	Indian Battle Heights		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	676 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Lot, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-50

Utilities: -

Inclusions: NA

Here is an amazing opportunity to own an updated townhome with NO CONDO FEES! Offering a total of 4 bedrooms and 1.5 bathrooms, this corner unit is perfect for first-time buyers, students, investors, or anyone looking for an affordable place to call home. Freshly painted and move-in ready, this home includes all kitchen appliances, plus the washer and dryer, making your move that much easier. Stay comfortable year-round with the added bonus of air conditioning. The functional layout features the kitchen, dining area, living room, one bedroom, and a convenient 2-piece bathroom on the upper level. Downstairs, you'll find three additional bedrooms, a 4-piece bathroom, and the laundry area, giving everyone their own space. Step outside to enjoy the fully fenced backyard complete with durable PVC fencing—ideal for kids, pets, or simply relaxing outdoors. An assigned parking stall adds everyday convenience. Located on the west side, you'll appreciate the easy access to Whoop Up Drive, the University of Lethbridge, walking paths, shopping, restaurants, schools, parks, and other everyday amenities. If you're looking for an affordable, move-in-ready home with space, updates, and no condo fees, this corner unit is one you won't want to miss!