



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23 Niska Place W
Lethbridge, Alberta

MLS # A2328134



\$569,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,062 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Driveway, Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A one owner custom built home in a location that is hard to beat! This home has been very well loved and meticulously cared for since Day 1. Good sized rooms throughout this great floor plan makes for an abundance of spaces for everyone. The primary bedroom is on the main floor with a lovely ensuite. The Great Room is exactly that ... Great(!) with hardwood floors and lends itself to many options for furniture placement. It's an amazing space. There's also a Sun Room adjacent to the eating area that makes a perfect flex space - you decide! There is a maintenance free tiered deck with access from the Great Room that is lovely and overlooks the amazing back yard and green space beyond the fence. The upper level has two huge bedrooms and a large 4 piece bathroom. Lower level has a massive recreation/games room and den area leading into a large 3 piece bathroom. Many upgrades have been completed with no expense spared. The windows are Pella with blinds in between the panes, updated hot water on demand and furnace, the walk-in bathtub with jets in primary ensuite, Hunter Douglas blinds and the landscaping is also very well done! This property definitely deserves your attention!