



GRASSROOTS
REALTY GROUP

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210 Ojibwa Place W
Lethbridge, Alberta

MLS # A2328748



\$475,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,341 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, ac, window coverings.

Welcome to this well maintained, move-in-ready home located in one of the West side's most sought-after, established neighborhoods. Surrounded by mature trees and just minutes from schools, parks, transit, shopping, and everyday amenities, this is a location you'll love coming home to. Step inside to discover a truly unique main living area featuring soaring vaulted ceilings with stunning wood detailing, creating a warm, inviting atmosphere full of character. A cozy gas fireplace completes the space, making it the perfect place to relax year-round. Designed with both functionality and flexibility in mind, this home offers 4 bedrooms, 2.5 bathrooms, and a massive kitchen with an adjoining dining area that's ideal for family gatherings and entertaining. Just off the kitchen, you'll find a spacious bonus room that can easily be customized to fit your lifestyle as a formal dining room, home office, craft room, sunroom, playroom, or additional family hang out space. Outside, enjoy a large, beautifully landscaped yard with plenty of space for kids, pets, and gardening, along with a private deck that's perfect for summer BBQs and outdoor entertaining. RV parking and a single detached garage with additional work shop space adds even more convenience for those with recreational vehicles or extra toys. Major updates have already been completed for your peace of mind, including a newer roof, furnace, hot water tank, windows, and some flooring, allowing you to move in and enjoy. Offering timeless character, many updates, incredible living space, and an unbeatable location in one of the West side's most desirable mature neighborhoods, this home is a rare opportunity you won't want to miss.