



GRASSROOTS
REALTY GROUP

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106 Ojibwa Place W
Lethbridge, Alberta

MLS # A2329023



\$395,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,081 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Shed

Tucked away on a quiet cul-de-sac just steps from GS Lakie School, this 4-level split offers the space, functionality, and location every growing family is looking for. Inside, you'll find a thoughtfully designed floor plan with three bedrooms and a full bathroom on the upper level, while the main floor features a bright living room, dining area, and functional kitchen. The third level offers a cozy family room complete with a wet bar, a second bathroom, laundry, and a separate entrance, providing flexibility for guests, teenagers, or future suite potential. The lower level is currently used as a fourth bedroom but could easily serve as a rec room, home office, gym, or playroom, with additional storage space to keep everything organized. Step outside and discover one of the home's best features: a beautifully landscaped backyard surrounded by mature trees, offering exceptional privacy and the perfect setting for relaxing or entertaining throughout the summer. Off-street parking, central air conditioning, and a hot water tank replaced just two years ago add even more value and convenience. Offering a functional layout, incredible outdoor space, and an unbeatable family-friendly location, this home is ready for its next chapter.