



GRASSROOTS
REALTY GROUP

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187 Cowichan Court W
Lethbridge, Alberta

MLS # A2329693



\$489,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,151 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Separate Entrance, Storage		

Inclusions: Fridge(x2), stove, dishwasher, OTR microwave, window coverings, garage door opener with remote(s), central AC.

BUNGALOW, two kitchens, separate entry walk up basement, room for a SECOND detached garage, room for a fourth bedroom and upstairs laundry. whether you're looking to build long-term wealth or secure a home that helps pay for itself, this property offers exceptional potential. With a fully developed walk-up basement, the layout is ideal for a future live-up/rent-down setup, creating an outstanding opportunity for investors, first-time buyers, or multi-generational families. The oversized backyard offers incredible versatility with RV parking, outstanding paved alley access, and the potential to build a second garage up to 959 sqft (buyer to verify with the City). Opportunities like this are becoming increasingly difficult to find. Inside, you'll appreciate the pride of ownership throughout. Vaulted ceilings, central air conditioning, main-floor laundry with the possibility of adding a second laundry area downstairs, a spacious primary suite complete with a walk-in closet and private ensuite, plus room to add a fourth bedroom in the basement. Step outside to enjoy the sheltered front porch, a large raised rear deck, and a peaceful, low-traffic location just moments from schools, parks, and everyday amenities. Surrounded by wonderful neighbors, this home is move-in ready with flexible possession available. Whether you're searching for a smart investment, a mortgage helper, or a forever home with room to grow, this property delivers flexibility, future potential, and outstanding value.