



GRASSROOTS
REALTY GROUP

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94 Assiniboia Way W
Lethbridge, Alberta

MLS # A2334465



\$389,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	907 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, range hood, dishwasher, washer/dryer, window hardware & coverings, central AC, steam shower, shed as is/where is

Welcome home! Whether you're buying your first home, looking for more space for your growing family, or ready to simplify without sacrificing quality, this beautifully renovated property will check all the boxes. Offering 3 bedrooms (with the spacious basement bedroom easily converted into 2 for a potential 4-bedroom layout) and 2 updated bathrooms (one has a STEAM SHOWER), this home has undergone an impressive top-to-bottom transformation. Enjoy stylish new flooring, fresh paint, a gorgeous renovated kitchen, and thoughtful updates throughout, allowing you to move in and simply enjoy. With easy access to the backyard off the main floor - a fabulous deck that takes you outside, this is where this property shines brighter. The front yard has been transformed into a full driveway, providing plenty of off-street parking so there is no more fighting for a parking spot. Out back, you'll discover a lush, mature backyard complete with underground sprinklers, beautiful landscaping, and plenty of room for kids, pets, entertaining, or simply unwinding. Need extra access? The rear alley and swing gate offer added convenience for trailers, toys, or future projects. Finding this level of renovation, outdoor space, and flexibility at this price point is rare. Don't miss your opportunity to make it yours! ****Open House:**** Saturday: 11:00 AM – 2:00 PM & Sunday: 1:00 PM – 3:00 PM. Stop by, say hello, and experience everything this wonderful home has to offer! (Buyer to do their own Due Diligence but CoL advised a maximum of 24x24 garage could be added if a person wanted to)