



GRASSROOTS
REALTY GROUP

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68 Dakota Road W
Lethbridge, Alberta

MLS # A2335899



\$384,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	832 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	(R-CM)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, No Smoking Home, Storage		

Inclusions: Hood fan, Stove, Refrigerator, Dishwasher, Microwave, Mini fridge, Portable A/C, All window coverings, Shed, Washer, Dryer.

Step inside this bright and beautifully updated 4 bedroom detached home, ideally situated on a desirable corner lot. Offering a spacious layout, this home provides plenty of room for families, entertaining, and everyday living. The high ceilings and an abundance of natural light create a warm and inviting atmosphere throughout. This 4 level split layout features four bedrooms, with two bedrooms and a full bathroom conveniently located upstairs, and two additional bedrooms and a full bathroom downstairs. Two separate living areas offer plenty of flexibility for family living, guests, or entertaining. The lower living space is particularly versatile, complete with a convenient bar/kitchenette area that could be ideal for hosting guests, creating a family hangout, or providing additional living space to separate the upstairs/downstairs. Outside, enjoy a generously sized private yard with room to relax, play, and entertain, along with a convenient front parking pad offering space for two vehicles. This home is just a short drive or approximately a 25-minute walk to the University of Lethbridge and near parks, schools and many amenities! Making this an excellent opportunity for families and investors with its desirable location as it provides excellent flexibility for family living or the investment potential you've been looking for!