



GRASSROOTS
REALTY GROUP

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78 CHILCOTIN Road W
Lethbridge, Alberta

MLS # A2338729



\$369,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,026 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher, Washer/Dryer, Air Conditioning, Central Vacuum/Attachments, Window Coverings, Shed

Very bright 4 level split home with living spaces for the whole family! Featuring 3 of 4 bedrooms all on the same level! The main level includes many large windows in the living room, dinning room as well as the kitchen where you will find modern counter tops and backsplash. Head down to the 3rd level into the large family room including a walk out to the back yard! On the 4th level you will find the 4th bedroom, laundry room as well as a large storage space. Enjoy the outdoor spaces whether grilling on the deck, gathering in the backyard (with back lane access) Plus the large double driveway. With such close proximity to many schools, shops and the university this home would be a wonderful family home or even a great income potential property. Other features include: New roof June 2021, Hot water tank 2020 plus Central Vacuum and A/C. Book your showing today!