



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

213 Chilcotin Road W
Lethbridge, Alberta

MLS # A2350713

\$347,500

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	901 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove Dishwasher, Washer/Dryer

Situated in a fantastic neighbourhood close to parks and schools, this house offers great potential, for the perfect family home. Put your personal touches and finishing details on it and give yourself the home with plenty of space and character. With bright living areas, a cozy fireplace, and a functional kitchen, it's perfect for family living. Whether you're looking to settle down or invest in a great area, this property is worth exploring. Come take a look for yourself today!