

\$299,900 - 74 Assiniboia Road W, Lethbridge

MLS® #A2232524

\$299,900

3 Bedroom, 2.00 Bathroom, 700 sqft

Residential on 0.06 Acres

Indian Battle Heights, Lethbridge, Alberta

This attractively updated 3 bedroom bi-level half-duplex is in a great location in Indian Battle Heights. Close to schools, shopping, and the University, this is the heart of residential living in West Lethbridge. Enjoy your private fenced-in backyard and sturdy well-made deck (with water-proof storage underneath). Updates include: Roof (2019); Hot water tank (2021); Fence (2020); Deck (2021); Garburator (2021, Mr Rooter); Bathtub fixtures (2021); 2 barn doors (2022); Fridge (2022); Water lines throughout house (2022, Mr Rooter); New laminate flooring (2022); Baseboards and casing (2022/23); Toilets (2024, new standard height); Furnace (Feb 2025); Eavestroughs (2023); Washer & Dryer and dishwasher (replaced 2023, great used condition), Stove (replaced 2019, great used condition); ducts cleaned 2024 and a/c well-maintained (4 Seasons Home Comfort).

Built in 1996

Essential Information

MLS® #	A2232524
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	700
Acres	0.06



Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	74 Assiniboia Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W4

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street

Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garburator, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
-------------	-----------------

Days on Market	3
Zoning	R-L

Listing Details

Listing Office	RIGHT CHOICE REALTY INC
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.