

\$429,950 - 44 Chilcotin Road W, Lethbridge

MLS® #A2203667

\$429,950

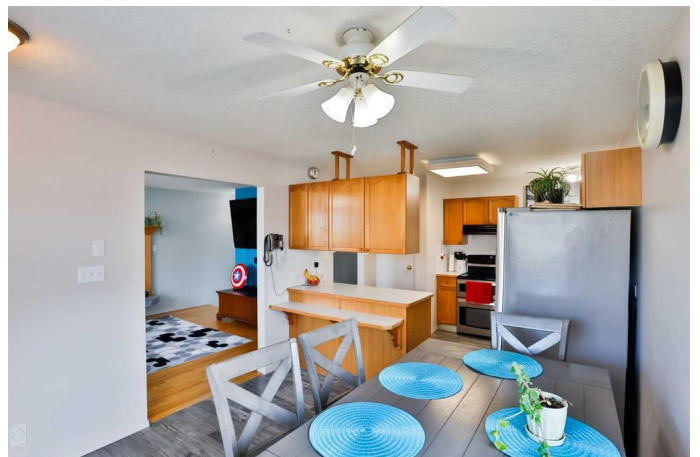
5 Bedroom, 3.00 Bathroom, 1,085 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this charming bungalow that has had many important updates in the last five years. Roof, furnace, hot water tank have all been done, and air conditioning was freshly added just last year. The main floor features a spacious living room with a wood burning fireplace, kitchen with stainless steel appliances and a pantry, dining room, full 4 piece bathroom, laundry, and 3 great size bedrooms! The primary bedroom has plenty of space for a king size bed, and has a 3 piece ensuite as well! Hardwood floors flow throughout the living room and even in to the main floor bedrooms as well. There are two more bedrooms downstairs that are very spacious as well, plus another 3 piece bathroom with extra storage, and a large family room and storage room. Total there is over 1,800 square feet of living space in this great home! Youâ€™ll love the double off street parking pad out front, and the backyard has not one but 2 sheds, with alley access as well. Located just short walk from both an elementary school and a junior high school, you canâ€™t beat this location. There are groceries, restaurants, a pharmacy, and so much more just 5 minutes away, as well as the amazing YMCA rec centre. Gems like this with these expensive updates donâ€™t last long, so give your REALTOR® a call and come see this lovely home before itâ€™s gone!

Built in 1996



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203667 |
| Price | \$429,950 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,085 |
| Acres | 0.08 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 44 Chilcotin Road W |
| Subdivision | Indian Battle Heights |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 7G9 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Pantry, Storage, Sump Pump(s) |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 34 |
| Zoning | R-L |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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