

# \$378,000 - 96 Chilcotin Road W, Lethbridge

MLS® #A2207405

**\$378,000**

4 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to your new home in the desirable Indian Battle Heights neighborhood on Lethbridge's vibrant west side! This charming residence offers the perfect blend of comfort and functionality with 4 bedrooms, 2 bathrooms, and approximately 930 sq ft of well-designed living space. Step inside to discover a warm and inviting atmosphere, highlighted by newer laminate flooring upstairs and stylish vinyl plank flooring downstairs. The heart of this home is the well-appointed kitchen, where culinary enthusiasts will appreciate the modern layout and decent counter space. Whether you're hosting family gatherings or intimate dinners, this space is sure to inspire your inner chef. The roof that's just 11 years old and a brand new one on the garage provides peace of mind and protection for years to come. A new water tank was installed in 2022. In the rear of the property, there's a single detached garage with alley access, providing secure parking and additional storage options. In the front of the home, you'll find a convenient parking pad with room for 2 cars, making sure parking is never a hassle. Don't let this gem pass you by! Contact your favourite REALTOR® today.

Built in 1997

## Essential Information

MLS® #

A2207405



Price	\$378,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	96 Chilcotin Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

### **Amenities**

Parking Spaces	3
Parking	Driveway, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 7th, 2025  
Days on Market                14  
Zoning                              R-L

**Listing Details**

Listing Office                    REAL BROKER

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