

# \$360,000 - 42 Assiniboia Way W, Lethbridge

MLS® #A2238078

**\$360,000**

2 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Hop into home ownership with this 4 level split in Indian Battle Heights! This home, tucked away on Assiniboia is a great entry level home for those wanting to join home ownership OR take on revenue properties! Close to amenities, parks and schools, this 2 bed, 2 bath home has a lot to offer. Spacious living areas with soaring ceilings, a walk-out basement complete with wet bar, storage space and lots to love.

Built in 1993

## Essential Information

MLS® #	A2238078
Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	42 Assiniboia Way W
Subdivision	Indian Battle Heights



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Closet Organizers, High Ceilings, Storage, Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	7
Zoning	R-CM

### Listing Details

Listing Office	Grassroots Realty Group
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