

# \$517,500 - 183 Cowichan Court W, Lethbridge

MLS® #A2238977

## \$517,500

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

Spacious 4-Bedroom Bi-Level with a "Legal suite"™. This extremely well-maintained home offers generous and comfortable living space! up & down! Located in a quiet neighbourhood, close to schools K-12, playgrounds, parks, shopping, and transit. Featuring 2 bedrooms up, 2 down, 2 full bathrooms, 2 laundry and brand new carpet / paint throughout. This gem is ready to go! Ideal for homeowners looking for a mortgage helper or investors seeking solid rental income. The main floor features vaulted ceilings, an open-concept layout, large front entrance and a rear garden door to private deck.. The bright walkout basement suite has its own private entrance, covered patio and offers excellent separation for tenants or extended family. Bonus 25' x 21' detached garage sits at the rear, along with extra parking for multiple vehicles. With updates already done and income potential built in, this home is move-in ready and full of opportunity.



Built in 2001

## Essential Information

MLS® #	A2238977
Price	\$517,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060

Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	183 Cowichan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, St
# of Garages	5

### Interior

Interior Features	Kitchen Island, Open Floor Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microv Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lands
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 12th, 2025
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Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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