# \$445,900 - 234 Chilcotin Road W, Lethbridge

MLS® #A2266761

## \$445,900

4 Bedroom, 3.00 Bathroom, 1,119 sqft Residential on 0.15 Acres

Indian Battle Heights, Lethbridge, Alberta

Great home, great price! Pride of ownership shines in this wonderfully maintained bi-level split, ideally located on a desirable corner lot across from Blackfoot park. Offering, 1118 square feet, this home features updates including vinyl plank flooring 2023, central air 2013, hot water tank 2020, and shingles 2021 . The main floor welcomes you with a spacious kitchen featuring stainless steel appliances, a center island and a pantry for extra storage. The bright living room is highlighted by a cozy gas fireplace, perfect for family gatherings. The primary suite includes a walk-in closet and 3 piece ensuite, while a second bedroom and 4 piece bath complete this level. The fully developed basement offers even more living space, including a large family room, two additional bedrooms, and 3 piece bath, ideal for a growing family. Step outside to a very private tree lined yard that provides a peaceful retreat. The fully fenced dog run, extending along the back of the home, makes this property perfect for pet owners. With it's thoughtful updates, and exceptional value, this home is a must see!





Built in 2001

#### **Essential Information**

MLS® # A2266761 Price \$445,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,119 Acres 0.15

Year Built 2001

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 234 Chilcotin Road W Subdivision Indian Battle Heights

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 7T2

### **Amenities**

Parking Spaces 5

Parking Concrete Driveway, Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Storage, Sump Pump(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

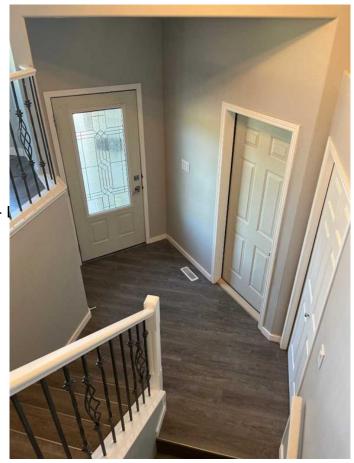
Date Listed November 3rd, 2025

Days on Market 1

Zoning R-SL

# **Listing Details**

Listing Office Royal Lepage South Country -



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