

\$419,900 - 94 Chilcotin Road W, Lethbridge

MLS® #A2200534

\$419,900

4 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

This spacious and well-maintained bi-level home, built in 1997, is a perfect opportunity for investors or buyers looking to live in one half and rent out the other. Located in the quiet, welcoming neighborhood of Indian Battle Heights, this home offers both comfort and convenience.

Upstairs, the bright and airy main floor features large windows, allowing natural light to flood the open living and dining areas. The functional kitchen and dining space are ideal for preparing meals and hosting gatherings. With two good-sized bedrooms and a full bathroom on the main level, this area offers both privacy and functionality. The addition of a cozy sunroom at the back adds even more space to enjoy year-round.

The lower level is where the opportunity truly shines. A fully-developed, non-conforming suite awaits, complete with its own entrance, full kitchen, spacious living area, two additional bedrooms, and a four-piece bathroom. The suite's full-size windows create a bright and inviting atmosphere that doesn't feel like a basement suite at all—perfect for a tenant or as a rental income opportunity.

Outside, the home features a nice-sized yard with a dog run, or you can easily remove the back fence to create a parking pad. The two-car detached garage provides ample space for vehicles or extra storage.



The location can't be beaten"just steps from Blackfoot Park to the west and Assiniboia Park to the east, as well as a green space directly across the street that connects to Willow Brook Park. The University of Lethbridge is just a 5-minute drive away, with shopping, dining, and all amenities within 5 minutes as well. It's also within walking distance to GS Lakie School and Mike Mountain Horse School, with more options just a short drive away. Plus, with easy access to major roadways, you'll have a quick commute throughout the city.

This home truly offers endless potential"whether you're looking to invest or make it your own. Don't miss out on this rare opportunity to own a property in such a sought-after neighborhood. Schedule a showing today!

Built in 1997

Essential Information

MLS® #	A2200534
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	931
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	94 Chilcotin Road W
Subdivision	Indian Battle Heights

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X3

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Parking Pad, Concrete Driveway, Front Drive
# of Garages	2

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Dog Run, Garden, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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