

\$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	9
Zoning	R-CM

Listing Details

Listing Office	Grassroots Realty Group
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