

**41 Athabasca Way W
Lethbridge, Alberta**

MLS # A2165246



\$349,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco

Zoning: RL

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: AC, window coverings, Garage heater

Check out this cozy 4 bedroom , 2 bath bungalow located in a quiet neighbourhood. This is the perfect home for first time home buyers or students attending the University. Its also close to all 3 levels of public schools. Some of the recent updates over the years include, roof, water tank, AC and some flooring on the main level. In the back you find a smaller low maintenance yard and a oversized super single detached heated garage.