

# \$350,000 - 50 Algonquin Road W, Lethbridge

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MLS® #A2240303

**\$350,000**

5 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Nicely updated bi-level home in West Lethbridge with suite(illegal) in basement! Current owners have just done some upgrades to make this home move-in ready! Brand new carpets just installed! Also, new toilets, tub, and vanity in the bathrooms! Side entrance. A couple steps up to main floor with another door to this level. Main floor features open plan with living room, dining room, and kitchen. There are also 3 bedrooms and a full bathroom with tub/shower combo and stacked washer/dryer! Basement is fully developed with family room, kitchen, 2 bedrooms with egress windows just installed this year, bathroom with walk-in shower, a storage room, and a laundry closet with a full size machine set. Backyard is fenced and just had new sod installed. There is even a garden box in the back corner. Parking for 3 vehicles(2 tandem) on the driveway out front. Fantastic opportunity that doesn't come around too often with these kinds of features in this price range!

Built in 1981

## Essential Information

MLS® #	A2240303
Price	\$350,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	920



Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	50 Algonquin Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H3

### **Amenities**

Parking Spaces	3
Parking	Off Street, Gravel Driveway

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, None
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	10
Zoning	R-L

### **Listing Details**

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