

\$400,000 - 175 Cowichan Court W, Lethbridge

MLS® #A2267174

\$400,000

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.10 Acres

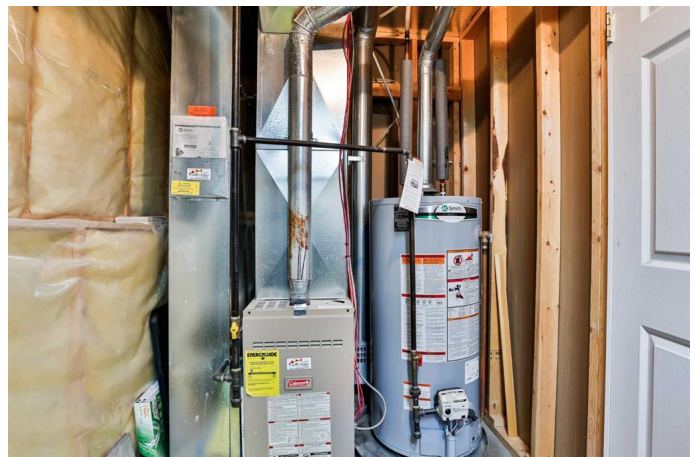
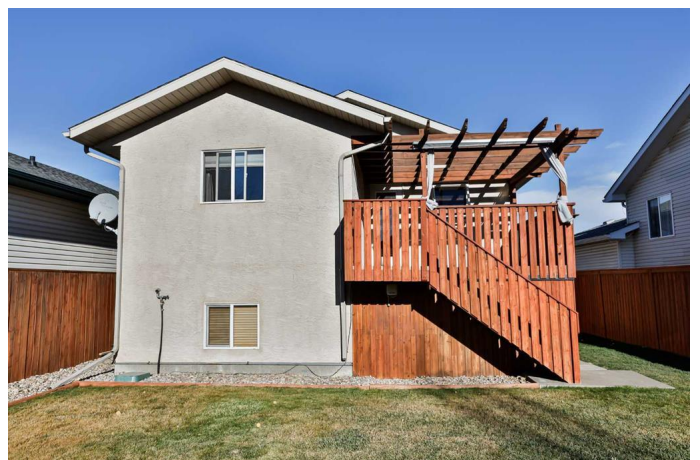
Indian Battle Heights, Lethbridge, Alberta

Immaculate Home in a Quiet, Amenity-Rich Neighbourhood

Welcome to a beautifully maintained home tucked away on a peaceful street in one of West Lethbridge's most convenient and desirable areas. Here, you are just moments from The Crossings, offering exceptional access to high schools, restaurants, a grocery store, coffee shops, the YMCA, ice arenas, and even the new Temple. Parks and schools are also close by, making this an ideal location for families and anyone seeking comfort and convenience.

Pride of ownership is evident throughout this fully developed property. Inside, you'll find four bedrooms and two full bathrooms, with thoughtful updates that keep the home feeling modern and fresh. The kitchen features under-cabinet lighting, a stainless steel fridge, black stove and dishwasher, and excellent functionality for everyday living. The home also includes a washer and dryer, along with underground sprinklers that keep the lawn lush and green with ease.

Outdoor living is a highlight here. The rear deck offers built-in storage underneath and is topped with a charming pergola, creating the perfect space to unwind on warm summer evenings. The yard is well cared for, offering ample room to enjoy, and the property backs onto an alley that presents future potential for



a garage if desired.

This is a rare opportunity to own a home that has been so lovingly maintained in such a quiet yet perfectly situated neighbourhood. Come see for yourself why this location and home are so highly sought after.

Built in 2002

Essential Information

MLS® #	A2267174
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	175 Cowichan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T7

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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