

\$445,900 - 234 Chilcotin Road W, Lethbridge

MLS® #A2266761

\$445,900

4 Bedroom, 3.00 Bathroom, 1,119 sqft

Residential on 0.15 Acres

Indian Battle Heights, Lethbridge, Alberta

Great home, great price! Pride of ownership shines in this wonderfully maintained bi-level split, ideally located on a desirable corner lot across from Blackfoot park. Offering, 1118 square feet, this home features updates including vinyl plank flooring 2023, central air 2013, hot water tank 2020, and shingles 2021 . The main floor welcomes you with a spacious kitchen featuring stainless steel appliances, a center island and a pantry for extra storage. The bright living room is highlighted by a cozy gas fireplace, perfect for family gatherings. The primary suite includes a walk-in closet and 3 piece ensuite, while a second bedroom and 4 piece bath complete this level. The fully developed basement offers even more living space, including a large family room, two additional bedrooms, and 3 piece bath, ideal for a growing family. Step outside to a very private tree lined yard that provides a peaceful retreat. The fully fenced dog run, extending along the back of the home, makes this property perfect for pet owners. With it's thoughtful updates, and exceptional value, this home is a must see!

Built in 2001

Essential Information

MLS® #	A2266761
Price	\$445,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,119
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	234 Chilcotin Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Storage, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025

Days on Market 3

Zoning R-SL

Listing Details

Listing Office Royal Lepage South Country -



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.