

# \$389,900 - 10 Assiniboia Way W, Lethbridge

MLS® #A2270543

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 0.09 Acres

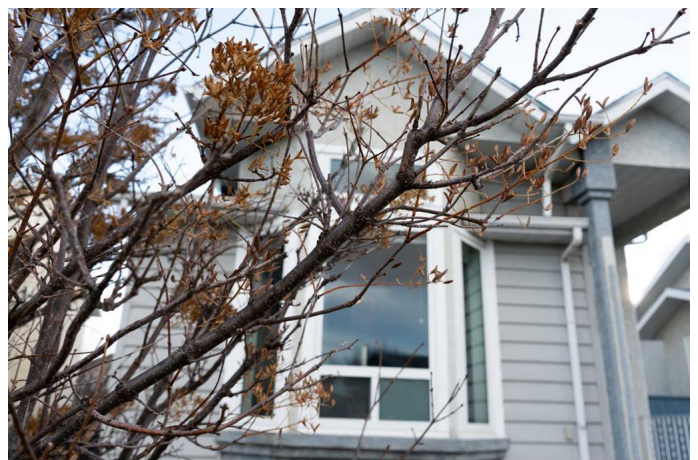
Indian Battle Heights, Lethbridge, Alberta

Welcome to 10 Assiniboia Way West â€” a charming 4-level split with fantastic curb appeal and an inviting, well-maintained interior. Featuring vaulted ceilings, a bright open layout, and two spacious living areas, this home offers both comfort and function. With 4 bedrooms and 2 bathrooms, thereâ€™s plenty of space for the whole family. Enjoy the convenience of a walk-out basement and a fully insulated double detached garage. Located just steps from J.S. Lakie Middle School and only a short drive to the University of Lethbridge, this home blends small-community warmth with city convenience. Exceptional value for the price â€” and with the 4-level split design, you get extra usable space beyond the RMS measurements!

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2270543  |
| Price          | \$389,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,203     |
| Acres          | 0.09      |
| Year Built     | 1993      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10 Assiniboia Way W   |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K6W2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                     |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | Central Air                                            |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 5                   |
| Zoning         | R-CM                |

### Listing Details

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