

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

---

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 | 1               |
| Zoning         | R-L             |

### **Listing Details**

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.