

\$279,000 - 311, 23 Chilcotin Lane W, Lethbridge

MLS® #A2252928

\$279,000

2 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 1.83 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to unit 311-23 Chilcotin Lane W, a lower-level condo offering 1,167 sq ft of functional living space. This 2-bedroom, 2-bathroom home stands out with its updated flooring and kitchen that bring a fresh look and feel to the unit.

The open layout highlights the seamless transition between spaces, with the newer flooring extending through key living areas for a clean and modern appearance. The updated kitchen features contemporary finishes and plenty of workspace, making it ready for everyday use or entertaining. Both bedrooms are well-proportioned, with two full bathrooms that support comfort and convenience.

This building includes an on-site exercise room, adding a helpful amenity for active living. The unit's location is well-suited for investors, with strong rental appeal due to its proximity to the University of Lethbridge. Essential services are close by, including Safeway West Lethbridge and green space at Mike Mountain Horse School Park.

The neighborhood is walkable and supported by public transit, making it accessible for students, faculty, or families. With Catholic Central High School and the University of Lethbridge within easy reach, this location offers value to both owners and renters.

Built in 2001



Essential Information

MLS® #	A2252928
Price	\$279,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	1.83
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	311, 23 Chilcotin Lane W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7S2

Amenities

Amenities	Fitness Center
Parking Spaces	1
Parking	Assigned, Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
-------------------	---------

Construction Mixed

Additional Information

Date Listed September 2nd, 2025
Days on Market 16
Zoning R-50

Listing Details

Listing Office Lethbridge Real Estate.com

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.