

# \$434,900 - 3 Micmac Place W, Lethbridge

MLS® #A2190907

**\$434,900**

4 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.16 Acres

Indian Battle Heights, Lethbridge, Alberta

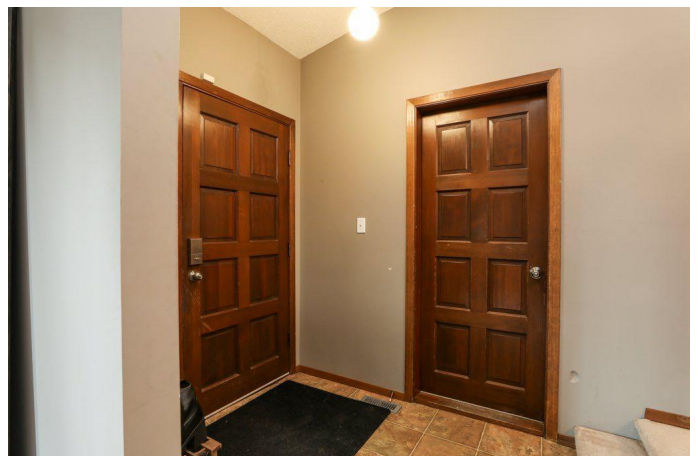
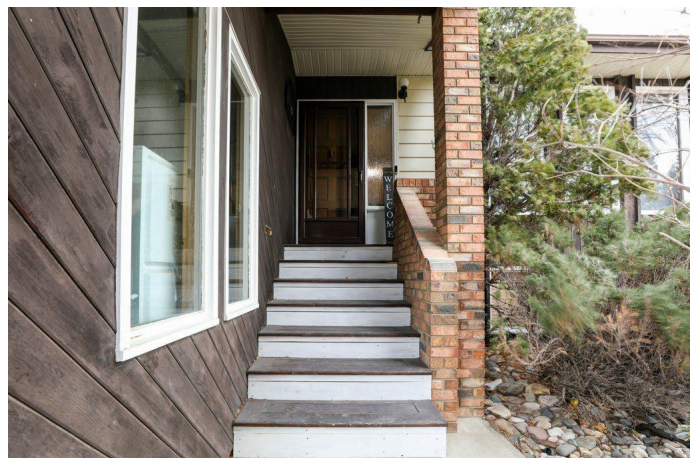
**PRICE IMPROVEMENT! STILL AVAILABLE!**

You have to see this property! This home may be one of the most unique homes I have seen in a while, combining classic finishes with modern updates. Featuring 2600 square feet of total finished living space, 4 bedrooms, 3 bathrooms, and a double car heated garage, which is fully drywalled with an additional storage mezzanine. This home will certainly turn some heads. This house showcases 2 wood burning stoves, a wet bar, and enclosed cedar hot tub room, and comes with a pool table! There have been some recent flooring updates, as well as the bathrooms have recently been completely renovated in the last few years. There is an additional off-street parking pad that features a double swing gate, and the back deck is perfect for hosting large gatherings of people. You have to see this home to truly appreciate how inviting the space is. Contact your favorite REALTOR® to book a showing.

Built in 1983

## Essential Information

MLS® #	A2190907
Price	\$434,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,312



Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3 Micmac Place W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5H6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, See Remarks, Skylight(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Wood

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	90
Zoning	R-L

### **Listing Details**

Listing Office	2 PERCENT REALTY
----------------	------------------

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.