

# \$350,000 - 15 Dakota Road W, Lethbridge

MLS® #A2237362

## \$350,000

3 Bedroom, 2.00 Bathroom, 797 sqft

Residential on 0.07 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 15 Dakota Road West â€” a fully developed four-level split tucked into the heart of Indian Battle Heights, just steps from parks, schools, and the convenience of West Lethbridge living.

This charming home offers a thoughtful layout across four finished levels, with 3 bedrooms plus rec space (optional 4th bedroom?), and 2 full bathrooms, making it a flexible option for families, first-time buyers, or investors.

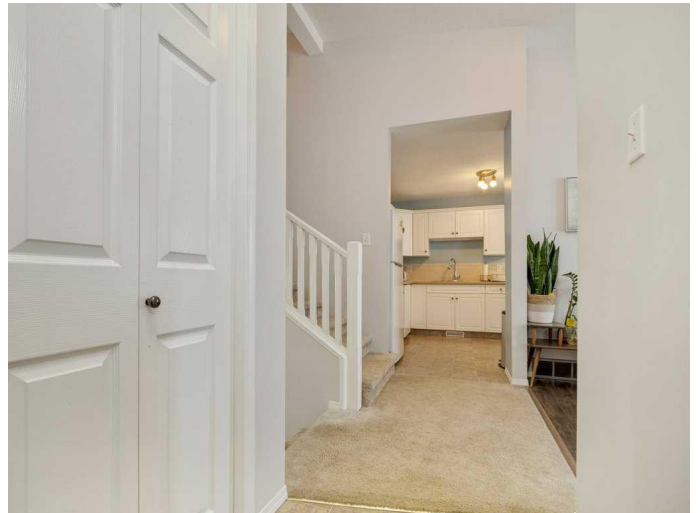
Step inside to find a bright and inviting living room with updated flooring, vaulted ceiling, and large windows that fill the space with light. The spacious kitchen and dining area flow seamlessly together, offering plenty of cabinet space, updated white appliances, and easy access for entertaining.

Upstairs, you'll find two generous bedrooms and a full 4-piece bath, while the lower level features another large bedroom with oversized windows, a walk-in closet, and another updated 4-piece bathroom steps away â€” perfect for a little extra privacy or guest accommodation.

The fully finished basement offers a flexible rec space, ideal for movie nights, a games area, or even a home gym. You'll also find a dedicated laundry room and additional storage and utility space.

Outside, enjoy a low-maintenance yard, off-street parking, and a fully fenced backyard with mature trees for shade and privacy.

Bonus? Youâ€™re just a short drive to the University of Lethbridge, shopping, groceries,



and more.  
This home is clean, well-kept, freshly painted,  
and ready for its next chapter. Whether  
you’re looking to live in or rent out, 15  
Dakota Rd W is move-in ready and packed  
with value.

Built in 1983

**Essential Information**

MLS® #	A2237362
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	797
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	15 Dakota Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5L4

**Amenities**

Parking Spaces	1
Parking	Parking Pad

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 6th, 2025
Days on Market	11
Zoning	R-CM

## Listing Details

Listing Office	Grassroots Realty Group
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