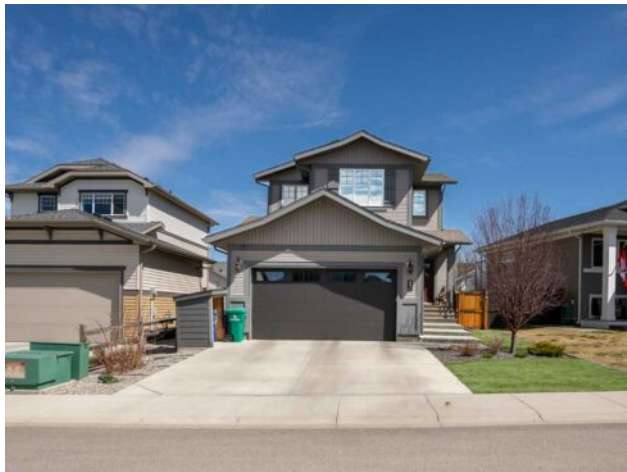


323 Skeena Crescent W Lethbridge, Alberta

MLS # A2213384



\$545,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,583 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	garage heater		

Welcome to this meticulously maintained Van Arbour-built two-storey home located in the newer, family-friendly community of Garry Station in West Lethbridge. Tucked away on a quiet crescent, this fully developed property is absolutely move-in ready and perfect for growing families or young professionals looking for space, comfort, and modern upgrades. Step inside and you're welcomed by a bright, open-concept main floor featuring a spacious living room with large windows and a cozy gas fireplace, perfect for relaxing evenings at home. The kitchen is both functional and stylish, offering an abundance of cabinetry, a walk-in pantry, and a brand-new induction cooktop—plus, there's already a gas line installed if you prefer to switch to a gas stove. The adjacent dining room is full of natural light and opens to the deck and backyard, creating a seamless indoor-outdoor flow for entertaining or family BBQs. Throughout the home, you'll notice custom cabinetry and thoughtful built-in storage, from the laundry room and dining room to the closets and even the garage, where added shelving makes organization a breeze. The garage is also heated, adding year-round convenience. Outside, the low-maintenance front yard features artificial turf, keeping your curb appeal sharp year-round without the upkeep. In the backyard, you'll find a deck, underground sprinklers, drip lines to the garden beds, and wiring ready for a hot tub—a perfect space to unwind or entertain. Upstairs, the second level features two generous bedrooms and a full 4-piece bathroom, while the primary suite offers an elevated retreat with its walk-in closet complete with custom cabinetry, and a spacious ensuite boasting dual vanities, a soaker tub, and a walk-in shower. The fully finished basement adds even more space with a second living room, a large bedroom, and

another beautifully finished 4-piece bathroom featuring heated floors—a cozy touch you’ll love in the colder months. The home also comes with reverse osmosis water filtration and a water softener already installed. If you’re looking for a fully loaded, turn-key property in a growing neighbourhood with smart upgrades and tons of functional living space, this home checks all the boxes.