

## 199 Mt Crandell Crescent W Lethbridge, Alberta

MLS # A2229483



# \$370,000

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Fridge, stove, hood fan, diswasher, washer, dryer, blinds, shed

This charming 3-bedroom, 2-bathroom home is the perfect blend of comfort and opportunity. Nestled against lush green space with breathtaking views of the Rocky Mountains, it offers a peaceful retreat right in your backyard. Whether you're getting into the market or looking for a solid investment property, this one checks all the boxes. Functional layout, great natural light, and room to add value. Enjoy the privacy of no rear neighbours while being close to parks, schools, and amenities. Opportunities like this don't last long&mdash;book your showing with your favorite Realtor&reg; today!