

133 Mt Alderson Crescent W Lethbridge, Alberta

MLS # A2253522



\$479,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,307 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

Welcome to Mountain Heights – one of west Lethbridge's most peaceful and established communities. Sitting proudly on a corner lot, this 1,300 sq. ft. bungalow comes complete with a detached garage in the back, giving you both convenience and extra space. From the moment you pull up, the care that has gone into this home is obvious. The exterior is spotless, the landscaping is meticulous, and the private backyard is designed to be enjoyed with its dual-tiered patio – the perfect setup for outdoor gatherings or quiet evenings at home - with the underground sprinklers, it will be easy to maintain this beautiful look. Step inside and you'll notice that this isn't your average bungalow. The main floor layout has a unique flow and character, starting with a bright living room anchored by a beautiful bay window. The kitchen is both functional and inviting, seamlessly opening into a dining area that is surrounded by windows overlooking the mature backyard – a view you'll never get tired of. Just off the dining space, an updated and thoughtfully designed mudroom adds a touch of modern style and everyday functionality. The primary bedroom is a true retreat with its walk-in closet and 4-piece ensuite. Two additional spacious bedrooms and another 4-piece bathroom complete the main level, keeping everything comfortable and convenient. The basement carries the same character as upstairs but on a larger scale. A 28-foot long living room is the star of the lower level, offering endless options for family living or entertaining. There's also a versatile flex space that's currently used as a fourth bedroom, complete with its own 3-piece bathroom. Whether you need a guest room, hobby room, or home office, the possibilities here are wide open. Top it all off with a home that's been clearly loved and cared for – this

property is as rare as it is charming.