

## 6 Mt Crandell Bay W Lethbridge, Alberta

**MLS # A2274784**



# \$499,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Mountain Heights       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,260 sq.ft.           | <b>Age:</b>   | 1991 (35 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                             |                   |     |
|--------------------|---------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco, Wood Frame | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Storage                                     |                   |     |

**Inclusions:** TV & TV wall mount in Primary Bedroom, u/g sprinklers (front & back)

Well-maintained, one-owner home in a quiet cul-de-sac &mdash; ideal for families or professionals. This 4-bedroom, 3-bathroom home offers a thoughtful and practical layout with hardwood floors on the main and upper levels and a comfortable flow throughout. The home features an oversized garage with a generous driveway, along with a separate entry from the garage to the third level, providing extra flexibility for daily living, storage, or home office use. Outside, enjoy a fully fenced yard with a powered tool shed, plus a gas line ready for BBQ convenience. Upstairs includes three bedrooms, highlighted by the primary bedroom with a walk-in closet and private ensuite. The additional bedroom and full bathroom on the lower level offer great options for guests, teenagers, or work-from-home needs. Central air conditioning and a water softener add everyday comfort and efficiency. Set in a quiet, established cul-de-sac and clearly well cared for throughout, this home offers comfortable, functional living in a peaceful location.