



Anne French  
Your REALTOR®  
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**113 Cayuga Crescent W  
Lethbridge, Alberta**

**MLS # A2275856**



**\$389,800**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, OTR, Washer, Dryer, All Window Coverings

Welcome to 113 Cayuga Crescent! This charming, renovated bi-level home is ideally located on the desirable west side of Lethbridge, offering outstanding convenience close to schools, parks, shopping, and just minutes from the University of Lethbridge. Inside, you'll appreciate the fresh flooring and updated paint throughout. The bright upper level features a spacious living room with a convenient entry closet that flows seamlessly into the kitchen and dining area. Two generously sized bedrooms are tucked away at the rear of the home, alongside an updated 4-piece bathroom. The lower level offers a large family room perfect for entertaining, complete with a wet bar, three additional bedrooms, a fully renovated 4-piece bathroom, and a dedicated laundry room. Outside, enjoy the beautifully landscaped backyard with a concrete patio, fresh sod, while the oversized front driveway provides ample parking. With a roof under 10 years old and well-maintained windows, this move-in-ready home is ready to be enjoyed. Call your favourite REALTOR® today!