

**112 Iroquois Crescent W  
Lethbridge, Alberta**

**MLS # A2287594**



**\$374,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	657 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Shed, All furnishings negotiable

Welcome to 112 Iroquois Crescent W—an extensively updated home in a fantastic west Lethbridge location backing onto a park with a baseball diamond (no rear neighbours!). Enjoy peace of mind with major upgrades including an updated kitchen, flooring, fresh paint, hot water tank, and furnace. Currently operating as a successful Airbnb, this property offers excellent flexibility for investors or first-time buyers. All furnishings are negotiable, making it an ideal turnkey opportunity to step into homeownership or launch your own short-term rental. Close to schools, parks, and amenities like the YMCA —this one is a must-see! Call your REALTOR®; today to book a showing!