

**167 Chippewa Crescent W
Lethbridge, Alberta**

MLS # A2288336



\$409,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Square Shaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: tv wall mounts x2, fridge, stove, dishwasher, washer/dryer, shed, pergola, hot tub (AS IS), blinds, window coverings, chandelier in entryway, fridge downstairs

Bright, beautifully renovated, and move-in ready this open-concept bi-level in West Lethbridge checks all the boxes. Fresh paint throughout (including trim), newer vinyl windows, brand new blinds on every window, and a completely renovated front entry with a new door, new tile, and new railings; it truly brightens your day the moment you walk through it. The kitchen shines with stone counters, newer appliances including a brand new oven, plus a reverse osmosis water tap for fresh, clean drinking water. Upstairs, the bathroom features upgraded tub and shower fixtures, while downstairs, the basement bedroom has been completely refreshed with new carpet, updated lighting, and elegant wainscoting. This home offers peace of mind with a HE furnace, a 3-year-old hot water tank, attic exhaust fans, and the east-facing shingles were recently redone. Step outside to a fully landscaped yard featuring underground sprinklers front and back, solar fence lighting, an apple tree, and a white raspberry bush. Enjoy the beautiful deck next to a fully functional hot tub - this home is truly perfect for relaxing, entertaining, or just making memories with loved ones. Additional wire fencing has been added below the wooden fencing to keep those lovely diggers in YOUR yard. Nestled in a quiet nook of the Westside with wonderful neighbours, this is a home you can truly settle into and enjoy from day one.