

**18 Harvard Crescent W
Lethbridge, Alberta**

MLS # A2289305



\$499,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,113 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Bsmt Fridge, Bsmt Stove, Bsmt Washer/Dryer

Tucked away in a quiet cul-de-sac and backing directly onto beautiful greenspace, this fully developed home offers over 2,000 sq ft of comfortable living space in a location that truly stands out. Featuring 3 bedrooms and 2 bathrooms, this home showcases beautiful hardwood flooring and a warm, inviting layout. The kitchen was fully replaced in 2021, offering modern finishes and thoughtful design. Significant updates include 50-year asphalt shingles (approximately 8 years old), a furnace replaced approximately 5 years ago, and new Canadian hardwood installed in 2021 throughout much of the home — with additional material available for future needs. The third-level family room is filled with incredible natural light, highlighted by brand new double sliding doors that connect seamlessly to the backyard. Solid oak blinds (approximately \$6,000 value) add quality and timeless style throughout. The lower level includes a 1-bedroom in-law suite (illegal) setup, offering flexibility for extended family or guests. With a double attached garage, a generous pie-shaped lot, and direct greenspace access, this property reflects true pride of ownership and long-term care. Currently tenant occupied. Some photos have been virtually staged.