



Anne French  
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## 95 Stoney Crescent W Lethbridge, Alberta

MLS # A2289473



# \$509,900

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Walk-In Closet(s)		

**Inclusions:** Garage heater, Security cameras(3), TVs(3), Surround system in garage, primary bed frame and shelves, shelving and cabinets in detached garage, shelving in attached garage, rain barrel

Welcome to 95 Stoney Crescent — a spacious 1,256 sq. ft. bi-level offering room for the whole family with 5 bedrooms and 3 full bathrooms! This well-designed home features a bright and functional main floor with an open kitchen and dining area that flows seamlessly onto a massive deck — perfect for entertaining, summer BBQs, or simply relaxing while overlooking the large backyard. With plenty of outdoor space, there’s room for kids, pets, gardening, and more. The fully developed basement is warm and inviting, highlighted by a stunning double-sided gas fireplace that anchors the expansive recreation room, creating the perfect setting for movie nights or gatherings with family and friends. Car enthusiasts, hobbyists, or anyone needing extra storage will appreciate the rare combination of a double attached garage PLUS a double detached garage out back — along with convenient RV parking. This property truly offers exceptional parking and workspace options. Located just minutes from Father Leonard Van Tighem School (FLVT), as well as shopping and restaurants, this home blends comfort, space, and convenience in one fantastic package. If you’re looking for a versatile family home in a prime location with incredible garage and parking space — 95 Stoney Crescent is a must-see!