

**50 Sarcee Place W**  
**Lethbridge, Alberta**

**MLS # A2300490**



**\$494,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** WINDOW COVERINGS, GARAGE DOOR OPENER W/REMOTE, SOLAR PANELS , U/G SPRINKLERS, SAFE, REVERSE OSMOSIS WATER SYSTEM

Welcome to 50 Sarcee Place! A tastefully designed 3 bedroom bungalow with a walk-up basement, ideally backing onto a green space! This home features an open-concept design, perfect for both everyday living and entertaining. Enjoy a low-maintenance yard complete with underground sprinklers, plus the convenience of a double attached garage AND additional RV parking. Recent updates include solar panels, newer roof, eavestroughs, and air conditioning for year-round comfort. Situated in a mature neighbourhood close to schools, parks, walking paths, and shopping—this home offers both lifestyle and convenience. Do yourself a favour and watch our video, do a drive-by, have that current pre-approval in place, and then get 50 Sarcee Place on your short-list to see ASAP!