

**263 Red Crow Boulevard W
Lethbridge, Alberta**

MLS # A2301807



\$529,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,256 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, CENTRAL AIR CONDITIONING,

Beautiful West Lethbridge bi-level offering a rare 3 bedrooms on the main floor and an inviting open-concept layout. The kitchen features a large island with plenty of workspace and storage, perfect for cooking and entertaining. The fully developed basement includes a wet bar and generous family room. Located just steps from the school, this home delivers location, comfort, convenience, and great value.