



Anne French  
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Love where you live.

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897 Red Crow Boulevard W  
Lethbridge, Alberta

MLS # A2306954



**\$415,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<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>	Brick	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Storage		

**Inclusions:** 2x fridge, 2x stove, dishwasher, all window coverings, washer, dryer, garage door opener.

Looking for that perfect revenue property? Welcome to 897 Red Crow Blvd W! This home features an illegal suite in the basement. The main level features two bedrooms and two bathrooms along with a spacious living room area. The kitchen and dining rooms have tons of space for nightly cooking. The basement is complete with two bedrooms and one Bathroom. Separate entrance. With two tenants already in place, this home is all set up for you. Contact your favourite REALTOR® today!