



Anne French
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11 Salish Bay W Lethbridge, Alberta

MLS # A2307626



\$635,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Sauna, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer

Here is your rare opportunity to own a beautifully built, well-cared-for 5-bedroom, 3-bathroom walkout bungalow backing directly onto a scenic park in one of West Lethbridge's most desirable neighbourhoods. With quality craftsmanship and a layout that stands apart from the typical cookie-cutter home, this property offers space, comfort, and an unbeatable setting for families. Enjoy peaceful park views from the large upper deck or covered walkout patio, with a beautifully maintained yard that opens right onto green space—perfect for kids, pets, and outdoor entertaining. Inside, you'll find spacious living areas, a well-designed kitchen with a large island and plenty of cabinetry, plus a bright dining area that takes full advantage of the view. The fully developed walkout basement offers even more living space, complete with a cozy fireplace, additional bedrooms, and direct access to the backyard and park. The home also features a wood-burning fireplace and a private sauna for the perfect place to unwind. Located close to schools, parks, walking paths, and shopping, this is a rare combination of quality, location, and lifestyle.