

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

MLS # A2309502



\$535,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,567 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: second fridge and stove in basement, A/C unit, window coverings

This well maintained 1,600 sq ft bilevel home offers space, versatility, and thoughtful features throughout. The main level boasts three bedrooms, including a primary suite complete with a 4-piece ensuite. A bright and inviting living room features a cozy gas fireplace, while the separate kitchen and dining area provide great functionality for everyday living and entertaining. The beautifully landscaped backyard is a standout, featuring mature trees, planter boxes, and a dedicated fire pit area ideal for relaxing or hosting. Downstairs, the fully developed basement includes two additional bedrooms, a full bathroom, and a spacious living area with hardwood flooring. A second kitchen space with its own stove and wet bar fridge adds flexibility for extended family or guests. Tucked around the corner, you'll find a convenient office space, laundry area, and access to an enclosed workshop that leads directly to the backyard. Completing the property is a heated double garage, offering both comfort and convenience year round. This home is perfect for families seeking space, functionality, with a convenient westside location.