

**85 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2312494



\$389,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,217 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: Bar, Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: garage opener (as is), central vac attachments (as is), garage shelving/cabinets, shed, basketball hoop, outside storage bin, fire pit, garage car mat

Located steps from the park and a short distance to the University. This home offers 3 bedrooms up with 3pc ensuite, including walk-in tiled shower plus a 4pc bathroom on the same level for the kids or roommates. Main floor offers living room with hardwood flooring, kitchen and dining with access to your deck and backyard. Head to the lower level family room accompanied by your wet bar and brick fireplace. Here you will also find a half bathroom, 4th room (window does not open) and laundry. The basement is fully developed with another room, perfect for hobbies, office, playroom or workout space(no window), large utility room with storage as well as a large rec room with walk in closet...ample space to set it up as you like! Outside you have a large, fenced backyard, single attached garage (big enough for a full size truck) and a roof that was just re-shingled 3 years ago.