

**77 Iroquois Crescent W  
Lethbridge, Alberta**

**MLS # A2316274**



**\$489,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Underground Sprinkler		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained 4-level split in the desirable community of Indian Battle Heights in West Lethbridge. Proudly cared for by only two owners, this charming home is now ready for its next chapter. Ideally located close to parks, green spaces, schools, and shopping, this property offers the perfect balance of convenience and comfort. With 4 bedrooms and 3 bathrooms, there is plenty of room for the entire family to spread out and enjoy. Step inside and immediately appreciate the warmth and character this home provides. The bright and inviting living room features large windows that fill the space with natural light, while the gas fireplace and newer carpeting create a cozy atmosphere for relaxing evenings at home. A short flight of stairs leads to the kitchen and dining area, where you'll find original hardwood cabinetry, updated appliances, convenient bar seating, and access to the rear deck—perfect for everyday living and entertaining alike. The upper level offers a functional family layout with three bedrooms, including a spacious primary retreat complete with its own 2-piece ensuite and abundant natural light. A 4-piece main bathroom serves the additional two bedrooms. The lower level features a generous family room with separate backyard access, a fourth bedroom, a 4-piece bathroom with a jetted tub, and a dedicated laundry area, providing excellent flexibility for growing families, guests, or a home office setup. Outdoor living is where this property truly shines. The fully landscaped backyard offers a peaceful escape, complete with a refinished deck and a rare rooftop patio above the double detached garage—perfect for enjoying the sunshine. Underground sprinklers make maintaining this beautiful outdoor space effortless. Additional updates include new windows throughout the home, adding comfort, efficiency, and peace of mind. This is a

fantastic opportunity to own a well-cared-for home in an established West Lethbridge neighborhood. Don't miss your chance—contact your favourite REALTOR® today to schedule a viewing.