



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

260 Red Crow Boulevard W  
Lethbridge, Alberta

MLS # A2321341



**\$399,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer Stacked, Window Coverings, Central Air

Welcome to 260 Red Crow Boulevard! This affordable 3-bedroom, 2-bathroom four-level split with a recently replaced roof offers incredible value in one of West Lethbridge's most established and family-friendly neighbourhoods. With a double attached garage, functional multi-level layout, and plenty of living space, this home is perfect for first-time buyers, families, or investors looking to get into the market. Inside, you'll find a bright and practical floor plan with multiple living areas, giving everyone room to spread out and enjoy their own space. The four-level split design provides excellent separation between living, entertaining, and bedroom areas while creating a comfortable flow throughout the home. Located in a prime westside location, you're just minutes from schools, parks, playgrounds, shopping, restaurants, walking paths, and all the amenities that make West Lethbridge such a sought-after place to call home. Easy access to University Drive and major routes makes commuting across the city quick and convenient. If you've been searching for a detached home with a double attached garage at an attractive price point, this is an opportunity you won't want to miss. Call your favourite REALTOR® today to book a showing!