

49 Iroquois Crescent W Lethbridge, Alberta

MLS # A2338031



\$450,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,473 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stucco

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, AC, garage door opener + remote, underground sprinkler system in backyard.

This well cared for home is a great option for someone looking for some character in their home! Vaulted ceilings, cozy fireplace, gorgeous yard and a bonus family room make this home truly one of a kind. A brand new hot water tank in 2026, furnace, AC and rear underground sprinklers done in 2019 and it's across the street from Coalbanks Trail/Iroquois Park! With 5 bedrooms, 2.5 bathrooms, multiple living areas, oversized single garage and a lovely entertaining area with spacious kitchen and dining room - you'll love all this home has to offer!