

11 Rutgers Crescent Lethbridge, Alberta

MLS # A2338368



\$399,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,289 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Window coverings.

Welcome to 11 Rutgers Crescent W, a spacious 5-bedroom, 3-bathroom home in a convenient West Lethbridge location. The open floor plan offers a comfortable and function layout, with plenty of storage throughout. The primary bedroom features its own private ensuite. Outside enjoy a private backyard with a deck and fire pit, providing a great space for relaxing or entertaining. Ideally located close to schools, shopping, parks, playgrounds, and an extensive network of walking and biking paths. Roof has recently been replaced and the HWT was replaced in 2025.