

**10 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2340275



\$339,000

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,011 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: Fridge, stove, dishwasher, OTR Microwave

A great starter home! This updated half duplex features a completely renovated main floor with brand new flooring, fresh paint, a new kitchen, and new appliances throughout. The main level offers 3 bedrooms and a fully renovated 4 piece bathroom, making this a great option for first time buyers, families, or investors looking for a move in ready home. The basement is currently undeveloped and offers plenty of opportunity to add additional bedrooms, a family room, and another bathroom to suit your needs. Inquire about the option to have the basement fully completed for you. The windows have also been upgraded over the years to newer PVC style windows. A nicely updated home with room to add value and make the lower level your own.