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Your REALTOR®
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275 Red Crow Boulevard W
Lethbridge, Alberta

MLS # A2355870

$489,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,365 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Underground Sprinl		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Garage Fridge, Shoe storage cabiniet

A wonderful home that has been meticulously cared for and the seller has loved living here since 1998! Come in and take your time to view and enjoy this well loved residence with an open main floor plan that lends itself to great entertaining and doing your cooking/baking thing in a kitchen that has been updated with beautiful cabinets and granite countertops (2014) plus check out the walnut hardwood floors, all new in 2014. The kitchen, dining and living areas are open concept. This area also leads to awesome upper and lower decks with Duradeck covering overlooking a lovely backyard. The home has a total of four (3+1) bedrooms, all great sized, the primary bedroom is on the main level and has a 4 piece ensuite and a walk-in closet. The lower level has a supersized family room that makes it possible for great entertaining and areas for games or a lovely reading space. This awesome room also has a corner gas fireplace keeping the vibe cozy. Let's not forget the double attached, insulated, and drywalled garage, a large storage area under the rear deck, central air conditioning and underground sprinklers on a timer, shingles redone 2016, furnace 2020, hot water tank 2024, fridge & stove 2021, and new carpet in 2017. You can just move in and enjoy! Have a look at the photos, virtual tour and you are welcome to book a viewing with your favourite agent!

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