



GRASSROOTS
REALTY GROUP

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**109 Chippewa Crescent W
Lethbridge, Alberta**

MLS # A2216617



\$369,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,032 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: N/A

Welcome to 109 Chippewa Crescent West! Featuring four bedrooms and two-and-a-half bathrooms, this spacious and inviting 4-level split home offers comfort, functionality, and plenty of room for the whole family! Step inside to a bright and welcoming main living room, highlighted by a large front window that fills the space with natural light. The main floor flows seamlessly into a generous kitchen and dining area, with sliding glass doors that open onto a deck overlooking a large, fully fenced backyard — perfect for outdoor entertaining or relaxing! Upstairs, you will find the primary bedroom, which features a private 2-piece ensuite, accompanied by two additional bedrooms and a full 4-piece bathroom. As you go downstairs, the first lower level offers a cozy second living room complete with a charming wood-burning fireplace and plenty of windows, plus a convenient 3-piece bathroom. The second lower level includes a spacious fourth bedroom, a laundry area with ample room for storage, and access to the utility space. Outside, enjoy the convenience of a carport and double driveway. This is a fantastic opportunity to own a well-laid-out home in a family-friendly westside neighbourhood. Don't miss out, call your favourite agent today!