



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**106 Mt Alderson Crescent W  
Lethbridge, Alberta**

**MLS # A2217392**



**\$400,000**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Few Trees, Garden, Gazebo, Lands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Step into this beautifully maintained bungalow with attractive hardwood flooring, built in 1998, featuring a single attached garage, three spacious bedrooms, and two full bathrooms. This home features a welcoming living room with a cozy fireplace and large front window that floods the home with tons of natural light. The stylish kitchen is a showstopper with elegant green cabinetry and chic gold hardware, seamlessly opening to a functional main floor layout and a sunny deck, perfect for morning coffee or evening barbecues. Enjoy ultimate privacy with no rear neighbours and spend your days relaxing in the stunning backyard oasis, complete with lush flowerbeds, a cozy gazebo, and a serene patio area. The fully developed basement offers a large family room with a second gas fireplace, wet bar, laundry area, and ample storage. Located near the University of Lethbridge, this home is ideal as an affordable family residence or a fantastic income property. Enjoy all that Lethbridge has to offer, from sweeping coulee views to proximity to the majestic Rocky Mountains. This southern Alberta gem offers the best of both lifestyle and investment opportunity. Call your most loved REALTOR® and come and see today!