



GRASSROOTS
REALTY GROUP

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**109 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2217895



\$350,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	964 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Shed x 2 (as is, where is), central vac + attachments (as is, where is)

Start the car! This renovated bi-level won't last long. A fully finished, 4 bed, 2 bath home with triple parking pad is awaiting new owners! Situated with great access to University Drive, this home is functional for a family starting out or students starting school in the fall! The main floor has a bright living room, 2 bedrooms, 4 piece bathroom, dining area and a galley kitchen. The basement has new flooring, a large family room, laundry room with storage space, 2 more bedrooms and a 3 piece bathroom. The fenced and landscaped yard will be a wonderful space to enjoy this summer!