



GRASSROOTS
REALTY GROUP

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

**764 Red crow Boulevard W
Lethbridge, Alberta**

MLS # A2218184



\$399,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Parkade, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Other	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: None

Charming Family Home in Desirable West Lethbridge Welcome to your dream home! This meticulously maintained four-bedroom property is located in the highly sought-after west side of Lethbridge. As you step upstairs, you're greeted by a cozy living area that invites relaxation and comfort. The upper level features two spacious bedrooms and a full bathroom, perfect for family living. The centerpiece of the home is the recently updated kitchen, featuring premium stainless steel appliances and eye-catching lighting elements. Enhanced by chic cabinetry, the connected dining space offers a perfect setting for family get-togethers and entertaining guests. Venture downstairs to discover another two bedrooms and a full bathroom, along with a huge recreational area perfect for family fun or movie nights! Additional highlights include generous storage space and a utility room. The home's recent upgrades, including beautifully refreshed bathrooms and a brand-new air conditioning unit, ensure comfort and efficiency. With an abundance of natural light shining through, this home feels warm and inviting throughout the day. Conveniently located near University of Lethbridge, Mike Mountain Horse and G.S. Lakie school, shopping malls, banks, playgrounds, and the YMCA Health Centre, this property is perfectly positioned for your active lifestyle. Don't miss out on the opportunity to call this beautiful home your own!