



**GRASSROOTS**  
REALTY GROUP

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**333 Red Crow W Boulevard W  
Lethbridge, Alberta**

**MLS # A2219983**



**\$479,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Other
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** N/A

Beautiful 4 Bed, 3.5 Bath Westside Home &ndash; Nearly 1,800 Sq. Ft. Above Grade! Step into this bright and cozy home just moments from schools, parks, and shopping. With a beautiful open-concept floor plan, stylish new vinyl plank flooring (2024), and warm, comfortable colors throughout, this home offers a welcoming, family-friendly feel. Enjoy a spacious kitchen and living area, and patio doors leading to a large deck (2020) and fully fenced yard. Fireplaces on both levels add extra comfort and charm. Thoughtful updates include a new garage door (2021), roof (2018), and hot water tank (2017). The fully finished basement features a generous family room, fourth bedroom, and a full bath. Bright, comfy, and move-in ready &ndash; Have your favourite agent book your showing today!