



GRASSROOTS
REALTY GROUP

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

MLS # A2220485



\$500,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Jetted Tub, Laminate Counters, Pantry, Storage, Walk-In Closet(s)

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

Inclusions: Fridge(will be different than viewed), stove(will be different than viewed), washer/dryer(will be different than viewed), dishwasher, all window coverings, garage door opener + 2 controls and remote garage entrance keypad, a/c unit, ecobee smart thermostat, pergola

Would you look at that yard! This 2 storey in Indian Battle Heights is a practical family home built for those on the go families looking for a conveniently located home with great access to amenities and a driveway large enough to fit 3 vehicles! Fully finished and with gorgeous landscaping, this 3 bed + den, 2.5 bath home is spacious, offers 3 living spaces and even RV parking! The main floor of this home is an inviting entertaining area hosting a cozy gas fireplace in the living room that opens to the dining area and kitchen complete with island and corner pantry. The main floor is complete with a half bathroom and views onto the patio. Heading upstairs there is a bonus living room up, flanked by a designated laundry room and 3 bedrooms! The primary offers a walk-in closet along with a 4 piece en-suite bathroom, including a jetted tub and separate toilet/shower room. The following 2 bedrooms share a 4 piece bathroom. The basement has an fourth bedroom/office, storage space, plumbing for a fourth bathroom as well as a family room to enjoy. Heading outside, the yard is an oasis with a lovely partially covered patio, fire pit area and a BBQ pergola!