



GRASSROOTS
REALTY GROUP

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2 Stoney Crescent W Lethbridge, Alberta

MLS # A2225246



\$499,999

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,453 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: Garage door opener and two remotes, garage heater, under ground sprinklers, book cases in basement, freezer in basement

Don't miss the opportunity to view this immaculate bungalow! If you are looking for a home with plenty of space, this is the one for you. On the main floor, enjoy a large sitting room, a kitchen with an eating area open to an inviting family room complete with a gas fireplace—perfect for those cold evenings. This floor also features a large laundry room, two large bedrooms one being the primary suite that includes a en suite bathroom and a additional full bathroom.. The lower level is filled with natural light, thanks to the oversized windows. Here, you will find another bathroom and three very spacious bedrooms. These bedrooms offer so many options, office/gym, craft room ect. Additionally, there is a recreation room that provides flexibility for your family's needs, whether it's for entertaining or creating space for the kids. This home is equipped with a cinderblock fence, underground sprinklers,vacu system , attachments and a heated garage for your convenience. This beautiful property is perfect for anyone seeking space and comfort. Schedule your viewing today with your REALTOR® to view this home.