



GRASSROOTS
REALTY GROUP

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**10 Mt.Crandell Bay W
Lethbridge, Alberta**

MLS # A2227870



\$430,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,050 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Many Trees		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 10 Mt.Crandell Bay West! A gorgeous home in a quiet and mature neighbourhood. There's plenty of room for entertaining with the large entryway and split level kitchen with plenty of upgrades that looks down into your bright living room. There's two bedrooms on the upper level and one below that's perfect for an office, or a room for the family to grow and have the kids move into for their own space as they get older. They say Mother Nature knows best, so this home is equipped with a well maintained Geothermal heating system to help you save on bills and stay comfortable year round. Finally, enjoy the backyard of your dreams with a two tiered deck and plenty of green space for gardening or outdoor activities! Don't wait, contact your favourite REALTOR® today to book a showing.