



GRASSROOTS
REALTY GROUP

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**199 Mt Crandell Crescent W
Lethbridge, Alberta**

MLS # A2229483



\$380,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	924 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Fridge, stove, hood fan, diswasher, washer, dryer, blinds, shed

This charming 3-bedroom, 2-bathroom home is the perfect blend of comfort and opportunity. Nestled against lush green space with breathtaking views of the Rocky Mountains, it offers a peaceful retreat right in your backyard. Whether you're getting into the market or looking for a solid investment property, this one checks all the boxes. Functional layout, great natural light, and room to add value. Enjoy the privacy of no rear neighbours while being close to parks, schools, and amenities. Opportunities like this don't last long—book your showing with your favorite Realtor® today!