



**GRASSROOTS**  
REALTY GROUP

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**113 Cayuga Crescent W  
Lethbridge, Alberta**

**MLS # A2235075**



**\$399,950**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** Two sheds in backyard.

Discover this beautifully renovated 5-bedroom, 2-bathroom bi-level home ideally situated on the west side of Lethbridge. Boasting just over 1,700 sq ft of comfortable living space total, this centrally located property offers unparalleled convenience near schools, parks, shopping centers, and is just minutes from the University of Lethbridge. Step inside to find fresh new flooring, modern lighting, and stylish new paint throughout. The bright upper level welcomes you with a spacious living room and a handy entry closet, flowing seamlessly into the kitchen and dining area. Two generously sized bedrooms are tucked away at the back of the house, adjacent to an updated 4-piece bathroom. Downstairs, you'll find a large family room perfect for entertaining, complete with a wet bar, three additional bedrooms, a fully renovated 4-piece bathroom, and a laundry room. Outside, enjoy the beautifully landscaped backyard with a concrete patio area, two sheds for extra storage, and fresh sod. Up front, there is plenty of parking thanks to the oversized driveway. With a roof approximately 6 years old and well-maintained windows, this turn-key home is ready for you to move in and enjoy. Home has been virtually staged.