



GRASSROOTS
REALTY GROUP

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**18 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2239419



\$319,000

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	771 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: N/A

Welcome to this beautifully maintained half duplex in the heart of Indian Battle Heights, West Lethbridge! This move-in ready home offers 4 bedrooms and 2 full bathrooms, making it a perfect fit for first-time buyers, university students looking to build equity, or savvy investors seeking a reliable rental property. Tastefully renovated throughout, this home features a modern, functional layout with updated finishes that add both style and comfort. The private, irrigated backyard is ideal for relaxing or entertaining, and the separate back alley parking provides added convenience. With a strong rental history, this property is cash-flow positive each month and easy to keep tenanted in this high-demand location near schools, shopping, and the University of Lethbridge. Whether you're looking to live in or invest, this is a fantastic opportunity to own in a growing, family-friendly neighborhood.