



GRASSROOTS
REALTY GROUP

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**22 Mt Backus Crescent W
Lethbridge, Alberta**

MLS # A2240963



\$450,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,000 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Jetted Tub, No Smoking Home, Recessed Lighting, Sump Pump(s), Vinyl Windows		

Inclusions: TV wall mounts, blackout blinds in kitchen and basement, washer, dryer, stove, dishwasher, fridge, hood fan, 1 garage door opener, garden shed, pool pump, AC, underground sprinklers, freezer downstairs

Nestled in a quiet, neighbourhood on the west side of Lethbridge, this beautifully renovated bi-level is the perfect blend of modern comfort, thoughtful upgrades, and unbeatable location. With no rear neighbours (and none ever coming) you'll enjoy stunning year-round views of sharply manicured evergreens that create a private, peaceful backyard retreat. From the moment you arrive, the outstanding curb appeal sets this home apart. The front yard features a beautiful floating patio deck finished with Duradek boards; a welcoming space to enjoy your morning coffee or evening sunset, and a perfect complement to the stunning landscaping that surrounds the home. Inside, this home offers five bedrooms (three up, two spacious ones down) and three full bathrooms, including a convenient ensuite, just off the primary bedroom. Every bedroom window has been updated. The basement is a standout space with a gorgeous feature wall and several blackout blinds for comfort and privacy (there's even one in the kitchen!). The upstairs bathroom was fully redone last year, including a new toilet and sink and the kitchen was also tastefully refreshed with professionally painted cabinetry. Fresh paint and modern light fixtures throughout give the entire home a bright and current vibe. In 2022, the home saw major upgrades with new flooring throughout + a full set of new appliances (dishwasher replaced in 2024) making the kitchen both stylish and functional. A new patio door leads to a sizeable back deck, perfect for summer entertaining. The double attached garage is also equipped with 220-volt power, ideal for hobbyists or welding enthusiasts. The yard is truly a showstopper, featuring lush perennials, a serene waterfall, underground sprinklers, and a charming garden shed for all your outdoor essentials. Just steps from scenic parks, green spaces, schools, and major

roadways, this is a rare opportunity to own a move-in ready home in one of Lethbridge’s most desirable areas.