



GRASSROOTS
REALTY GROUP

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**695 Red Crow Boulevard W
Lethbridge, Alberta**

MLS # A2246216



\$389,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,017 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Moveable Shed

This 4-level split in Indian Battle Heights offers 3 bedrooms, 2 bathrooms, and a functional layout in a convenient location. With easy access to the University of Lethbridge, bus routes, parks, shopping, and other amenities, this home is well-situated for everyday living. The property is fully fenced with a landscaped backyard that includes a storage shed, plus off-street parking for added convenience. Immediate possession is available, making it a great option if you're ready to move quickly.