



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2252000



\$444,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, A/C, window coverings, garage door remote opener, storage shed in backyard

Welcome to 409 Red Crow Blvd W! A great family home with 1,083 square feet of living space. This bi-level home has everything you need for your family. The main level features an open-concept layout with a living room, dining room, and kitchen. There's plenty of space here to cook, eat, and entertain. There's also two bedrooms on this level, including the primary which has a 3pc ensuite bath and a walk-in closet. There's an additional 4pc bathroom here as well. You can access the double garage from the foyer and the back deck will be a hit in the warmer southern Alberta months. Downstairs, you have a big family room that will be perfect for family movie nights. Two more bedrooms with walk in closets, a 4pc bathroom, and a utility/laundry room round out the basement. The backyard has plenty of green space for activities as well, so there will always be something to do. Don't wait — contact your favourite REALTOR® today!