



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2252184**



**\$489,500**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights  |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,331 sq.ft.           | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s)          |                   |     |

**Inclusions:** Hot tub, AC

Welcome to this well-maintained, custom-built 1,330 sq. ft. 4-level split by Galko Homes—designed with a spacious layout, quality finishes, and a backyard that feels like your own private retreat. The main level features a bright kitchen with granite countertops, ample cabinetry, and an oversized dining nook with patio doors leading to an extra-large back deck. The beautifully landscaped yard includes a mature cherry tree and a hot tub, making it perfect for relaxing or entertaining outdoors. Upstairs, the primary bedroom includes a full ensuite bath. The third level offers a massive family room, another full bathroom, and a convenient laundry area. Down on the fourth level, you’ll find a cozy den and plenty of storage space. Additional features include a brand new central air conditioning unit, providing year-round comfort. This thoughtfully designed home is ideal for families or anyone looking for comfort, space, and a move-in-ready property in a desirable neighbourhood.