



GRASSROOTS
REALTY GROUP

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

30 MT Backus Crescent W Lethbridge, Alberta

MLS # A2263787



\$437,500

Division:	Mountain Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	968 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Many Tr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, window coverings, garage door opener and control, a/c unit (as is)

This fresh little starter home is HUGE in so many ways! Huge, towering windows in the main floor living room flood this home with natural morning sunlight. A huge walk-in closet in the primary bedroom easily accommodates two dressers and wardrobes for every season. Step outside to a huge rear deck overlooking a spacious yard with no neighbours behind—think privacy! Recent updates to this fine home include new carpet and luxury vinyl flooring throughout, fresh paint, stylish light fixtures, modern decora switches, a new hot water heater and more. The newer stainless-steel appliances complement a roomy peninsula kitchen that offers abundant counter space for cooking and entertaining adjacent to the dining nook. Downstairs, a large family room features a built-in entertainment centre perfect for your big-screen TV and media components. And don't miss the huge storage crawl-space, ideal for storing all your seasonal décor, luggage, and much, much more. If you've been searching for a home with a double attached garage in this price range, your search ends here. This property also offers a low maintenance front yard and a fenced, well-treed backyard with HUGE Canadian poplars - Dog owners: yours are going to love it! All this is located in a quiet, family friendly west-side neighbourhood, walking distance to the U of L and close to elementary schools, Nicolas Sheran park, and playgrounds. Don't wait—come see this "huge" little home today!