



GRASSROOTS
REALTY GROUP

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8 Cayuga Crescent W Lethbridge, Alberta

MLS # A2265950



\$309,900

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	997 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	Low Density Residential (
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Conveniently located on the west side of Lethbridge, seconds away from Whoop Up Drive. This is perfectly situated within walking distance of both Mike Mountain Horse Elementary and G.S. Lakie Middle School. This clean, functional half-duplex features 3 bedrooms and 2.5 bathrooms. The main living area showcases a large open entry room with dining, and kitchen steps away. The property includes a single-car garage and a private, fully fenced yard. There is a side entrance that leads to the basement which could create opportunities for future use. This property is a wonderful starter or investment home for anyone looking to build a family, downsize, or as an investment property.