



GRASSROOTS
REALTY GROUP

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**55 Chippewa Crescent W
Lethbridge, Alberta**

MLS # A2273384



\$399,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	858 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Granite Counters, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, electric range, washer, dryer, window coverings

Welcome to 55 Chippewa Crescent W, a beautifully updated bi-level tucked into a mature west-side neighbourhood. This home has seen numerous updates in recent years, offering a comfortable feel throughout. With 4 bedrooms, 2 bathrooms, and a brand-new roof, it's truly move-in ready. Outside, you'll appreciate the double detached garage (21' x 23'), ample RV/trailer parking, and the convenience of being just minutes from the University of Lethbridge, as well as nearby elementary and middle schools. A fantastic option for families, students, or anyone looking for a well-kept home in a great location.