



**6 Mt Crandell Bay W
Lethbridge, Alberta**

MLS # A2274784



\$499,900

Division: Mountain Heights

Type: Residential/House

Style: 4 Level Split

Size: 1,260 sq.ft. **Age:** 1991 (35 yrs old)

Beds: 4 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 0.15 Acre

Lot Feat: Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Composite Siding, Stucco, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Storage

Inclusions: TV & TV wall mount in Primary Bedroom, u/g sprinklers (front & back)

Well-maintained, one-owner home in a quiet cul-de-sac; ideal for families or professionals. This 4-bedroom, 3-bathroom home offers a thoughtful and practical layout with hardwood floors on the main and upper levels and a comfortable flow throughout. The home features an oversized garage with a generous driveway, along with a separate entry from the garage to the third level, providing extra flexibility for daily living, storage, or home office use. Outside, enjoy a fully fenced yard with a powered tool shed, plus a gas line ready for BBQ convenience. Upstairs includes three bedrooms, highlighted by the primary bedroom with a walk-in closet and private ensuite. The additional bedroom and full bathroom on the lower level offer great options for guests, teenagers, or work-from-home needs. Central air conditioning and a water softener add everyday comfort and efficiency. Set in a quiet, established cul-de-sac and clearly well cared for throughout, this home offers comfortable, functional living in a peaceful location.