



GRASSROOTS
REALTY GROUP

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

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
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Composite Siding, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

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.