



GRASSROOTS
REALTY GROUP

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**88 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2276845



\$355,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	920 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Central
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cedar, Concrete
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: NA

This is the kind of home buyers wait for!! Well located, well maintained, and move-in ready. This inviting 4-level split is ideally located on a quiet street just steps from the park, offering a lifestyle that's hard to find and easy to love. Directly across the street and three houses down from green space, this is an ideal setting for a young family, first-time buyers, or anyone looking for a well-balanced home with room to grow. Inside, the home has been thoughtfully updated with an upgraded kitchen, new vinyl plank flooring through the living room, stairs, and upstairs bathroom, and new light fixtures throughout, creating a bright and modern feel. The upstairs bathroom has been upgraded, adding both comfort and function. The layout includes three generously sized bedrooms and two full bathrooms, offering practical everyday living. The fourth level provides excellent storage today and flexibility for future development if desired. Major updates have already been completed, including a newer high-efficiency furnace, hot water tank, and central air conditioning, along with a roof replaced approximately five years ago, allowing you to move in with confidence and peace of mind. Outside, the large mature yard measuring 52' wide by 115' deep offers exceptional space, with potential for a garage and east-side access, plus off-street parking for two vehicles. All appliances are included, including washer, dryer, and A/C. Homes offering this combination of location, lot size, updates, and value are rarely available at this price point, making this a smart and confident next step for the right buyer.