



GRASSROOTS
REALTY GROUP

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**40 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2278672



\$315,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	840 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Security , Freezer

Affordable single family home located in a good west side neighborhood. Recent improvements include high - efficient furnace / central air (2 years old), newer asphalt roof shingles (7 years old) and vinyl plank flooring . The yard is low maintenance for folks not wanting to spend their weekends mowing grass! This home features a third level master bedroom and ensuite bath. Backyard has lane access . Call your favorite REALTOR to view.