



**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.