



**GRASSROOTS**  
REALTY GROUP

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**164 Mt Crandell Crescent W  
Lethbridge, Alberta**

**MLS # A2283005**



**\$387,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Oversized, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, French Door, No Smoking Home, Recessed Lighting, See Remarks, Tile Counters, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Cook Top, Wall Oven, Washer, Dryer, Stand Up Freezer, Window Coverings and Blinds, A/C,

Pride of ownership is evident in this impeccably maintained home in the established Mountain Heights neighborhood. Backing directly onto a quiet green space, the property offers a beautiful yard and a peaceful setting for outdoor enjoyment. Inside, you will find a highly functional kitchen featuring a built-in cooktop and wall oven, leading directly to an enclosed three-seasons sunroom that provides extra space for entertaining. This home is a storage-lover's dream, boasting an impressive 85 cupboards and drawers throughout—specifically 60 cupboards and 25 drawers. The layout includes two bedrooms plus a versatile hobby room with potential for a third bedroom, supported by two full bathrooms. The lower level offers even more functional space with a large recreation room and a fully finished laundry room complete with a sink and extensive cabinetry. Outside, the extended driveway comfortably accommodates three cars and offers the potential for a future carport. Located close to schools and amenities, this well-cared-for home is ready for its next owners.