



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

MLS # A2283005



\$387,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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.