



**167 Chippewa Crescent W  
Lethbridge, Alberta**

**MLS # A2288336**



**\$425,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Square Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** tv wall mounts x2, fridge, stove, dishwasher, washer/dryer, shed, pergola, hot tub (AS IS), blinds, window coverings, chandelier in entryway, fridge downstairs

Bright, beautifully renovated, and move-in ready this open-concept bi-level in West Lethbridge checks all the boxes. Fresh paint throughout (including trim), newer vinyl windows, brand new blinds on every window, and a completely renovated front entry with a new door, new tile, and new railings; it truly brightens your day the moment you walk through it. The kitchen shines with stone counters, newer appliances including a brand new oven, plus a reverse osmosis water tap for fresh, clean drinking water. Upstairs, the bathroom features upgraded tub and shower fixtures, while downstairs, the basement bedroom has been completely refreshed with new carpet, updated lighting, and elegant wainscoting. This home offers peace of mind with a HE furnace, a 3-year-old hot water tank, attic exhaust fans, and the east-facing shingles were recently redone. Step outside to a fully landscaped yard featuring underground sprinklers front and back, solar fence lighting, an apple tree, and a white raspberry bush. Enjoy the beautiful deck next to a fully functional hot tub - this home is truly perfect for relaxing, entertaining, or just making memories with loved ones. Additional wire fencing has been added below the wooden fencing to keep those lovely diggers in YOUR yard. Nestled in a quiet nook of the Westside with wonderful neighbours, this is a home you can truly settle into and enjoy from day one.