



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

**MLS # A2295332**



**\$474,800**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** N/A

| 5 BEDS | 3 BATHS | DOUBLE ATTACHED GARAGE | CONVENIENT LOCATION | Welcome to this bungalow located in the community of Mountain Heights. Inside, you are greeted with vaulted ceilings and a bright, open living area with large windows that bring in plenty of natural light. The living space flows seamlessly into the dining area and kitchen, featuring stainless steel appliances, quartz countertops, and a matching island. A door from the kitchen leads directly outside to a large deck and patio, perfect for enjoying the spacious backyard. The main floor offers a primary bedroom with its own 3-piece ensuite, along with two additional good-sized bedrooms and a 4-piece bathroom. Downstairs features a large living area, two more bedrooms, and another 4-piece bathroom, providing plenty of space for family or guests. Conveniently located close to schools, parks, shopping, transit, and more. Don't miss out, call your favourite agent for a showing today!